

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 071184

PERMIT ISSUED

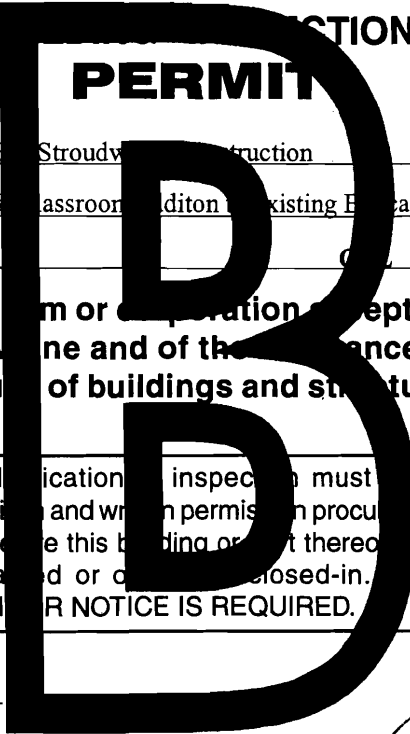
DEC 14 1997

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that WAYNFLETE SCHOOL THE Stroudv construction
has permission to Waynflete School - Theater & Classroom Addition to Existing Education Facility
AT 16 STORER ST 061 F003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.



Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. **HEAVY NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 12/13/97
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1184	Issue Date:	CBL: 061 F003001
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Location of Construction: 16 STORER ST	Owner Name: WAYNFLETE SCHOOL THE	Owner Address: 256 SPRING ST REAR	Phone:
Business Name:	Contractor Name: Stroudwater Construction	Contractor Address: 96 Ocean St unit 1 Portland	Phone: 2076507802
Lessee/Buyer's Name	Phone:	Permit Type: Institutional Educational	Zone: K-1

Past Use: Educational K-12 - Waynflete School	Proposed Use: Educational K-12 - Waynflete School - Theater & Classroom additon to existing Education Facility	Permit Fee: \$38,775.00	Cost of Work: \$3,868,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A1 Type: 303 12/13/07	

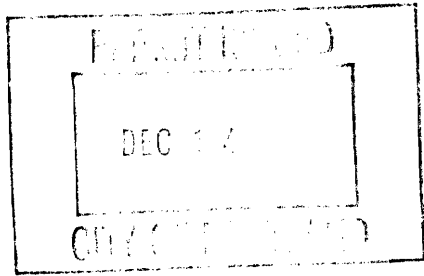
Proposed Project Description:
Waynflete School - Theater & Classroom additon to existing Education Facility

See conditions
Signature: Greg Cross
Signature: [Handwritten Signature]

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 09/24/2007	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland N/A	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone Panel 13 zone C	<input checked="" type="checkbox"/> Conditional Use by PB expansion	<input checked="" type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan 2007-0085	<input checked="" type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved w/Conditions
Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 9/24/07	Date: 01/14/07	Date: JMB per P.A. and HP Board Approval

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1184	Date Applied For: 09/24/2007	CBL: 061 F003001
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Location of Construction: 16 STORER ST	Owner Name: WAYNFLETE SCHOOL THE	Owner Address: 256 SPRING ST REAR	Phone:
Business Name:	Contractor Name: Stroudwater Construction	Contractor Address: 96 Ocean St unit 1 Portland	Phone (207) 650-7802
Lessee/Buyer's Name	Phone:	Permit Type: Educational	

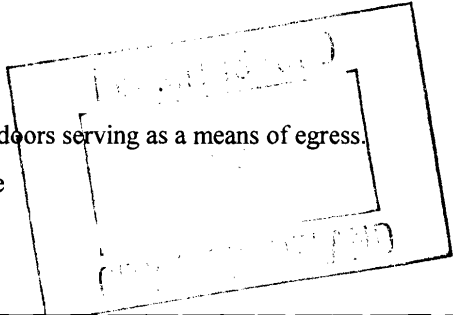
Proposed Use: Educational K-12 - Waynflete School - Theater & Classroom additon to existing Education Facility	Proposed Project Description: Waynflete School - Theater & Classroom additon to existing Education Facility
--	---

Dept: Historic	Status: Pending	Reviewer: Deborah Andrews	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/24/2007	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) A stamped approved site plan from planning must be received by this division PRIOR to issuing a building permit. Received approved, stamped site plan from planning 10/15/07. (abm)				
2) Separate permits shall be required for any new signage.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				

Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 12/14/2007	Ok to Issue: <input checked="" type="checkbox"/>
Note:				

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 10/23/2007	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) Application requires State Fire Marshal approval.				
2) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.				
3) Fire alarm system requires a Masterbox connection per city ordinance.				
4) A single source supplier should be used for all through penetrations.				
5) Occupancies with an occupant load of 100 persons or more require panic harware on all doors serving as a means of egress.				
6) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance				
7) All construction shall comply with NFPA 101				
8) The sprinkler system shall be installed in accordance with NFPA 13.				



Dept: Public Works	Status: Open	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date:	Ok to Issue: <input checked="" type="checkbox"/>
Note:				

Location of Construction: 16 STORER ST	Owner Name: WAYNFLETE SCHOOL THE	Owner Address: 256 SPRING ST REAR	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Educational	

Dept: Parks **Status:** Approved with Conditions **Reviewer:** Jeff Tarling **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** **Reviewer:** Capt Greg Cass **Approval Date:**
Note: **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 10/15/2007
Note: **Ok to Issue:**

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Shukria Wiar **Approval Date:**
Note: **Ok to Issue:**

- 1) 9. With respect to the event parking, the applicant will provide a written parking management plan prior to issuance of Certificate of Occupancy and a performance report no less than 18 months to 2 years following Certificate of Occupancy to evaluate effectiveness of the parking management plan. Any identified deficiencies in parking will be rectified by an amendment to the parking management plan subject to approval by the Planning Authority. Prior to the Planning Authority approval, Waynflete shall provide a copy of the plan to the Western Promenade Neighborhood Association for input.
- 2) 8. The effectiveness of the headlights shield post construction shall be assessed and if for not suitable then appropriate increases to screen the headlights will be taken.
- 3) 2. The revised site plan drawings shall show the required sidewalk and curbing, which shall be in compliance with City's Sidewalk Policy.
- 4) 4. The applicant may use the Arts Center for non-Waynflete events that are noncommercial and which shall not exceed six (6) events during the calendar year.
- 5) 6. Every measure recommended by the City Arborist shall be taken to save the existing Norway maple. If saving the tree is unsuccessful, then the applicant shall plant a 3" 'Autumn Blaze' Maple in the same vicinity along with additional 'Dwarf Korean' Lilacs, as found along the Danforth Street frontage, to continue around the corner of Storer and Danforth Streets. The bituminous 'Cape Cod' curbing shall then be replaced with granite curbing at the access to the parking lot.
- 6) 5. The applicant shall revise the plans in accordance with Dan Goyette's memorandum dated 08.08.2007. Mr. Goyette shall evaluate and determine that proposed development will not exacerbate the surcharging problems of the combined sewers.
- 7) 3. At the time of the next Waynflete project subject to Planning Board review, the parking lot to the south side of the facility may be required to be relocated based upon the conditions presented at that time.
- 8) 1. A construction mobilization plan must be submitted for review and approval by the City prior to the issuance of a building permit or any site work taking place on the project.
- 9) 7. The lighting pole fixtures shall have an upper lens shield to be in compliance with the City's lighting standards.

Comments:

11/14/2007-ldobson: It is the Cities responsibility to review your submission. Please make sure you have carefully reviewed all of Chapter 17 and then submit a statement of special inspections that is in total conformity with that chapter.

>>> Austin Smith <austin@simonsarchitects.com> 11/14/07 1:28 PM >>>
Wednesday afternoon, November 14, 2007
Waynflete Arts Center Phase Two

We have a building committee meeting Thursday morning.
I would like to report to our owner if additional testing is required

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Lessee/Buyer's Name	Phone:	Permit Type: Educational	

for the areas other than structural listed below.

Thanks you for any answer you can provide.

Austin Smith AIA, Scott Simons Architects.

On Oct 31, 2007, at 3:48 PM, Austin Smith wrote:

- > Wednesday afternoon, October 31, 2007
- > Waynflete Arts Center
- >
- > Yesterday we had an one site meeting to review the schedule of
- > special inspections for structural work.
- > These include soils, concrete, structural steel and metal decking.
- >
- > Our structural engineer, contractor and material testing agent
- > urged us to contact you and verify if there are any other areas of
- > special inspections required?
- >
- > Systems other than structural components include:
- >
- > Non-bearing masonry veneer
- > EIFS (exterior insulation and finish system)
- > Mechanical hangers
- > Ceiling hangers
- >
- > Thanks for any advice or direction you can provide.
- >
- > Austin Smith AIA
- > Scott Simons Architects.

9/24/2007-mes: No stamped approved site plan from planning yet. I am passing on for further reviews.

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Lessee/Buyer's Name	Phone:	Permit Type: Educational	

11/29/2007-ldobson: Thursday afternoon, November 29, 2007

Waynflete Arts Center

Mike:

I have enclosed answers to the questions you forwarded on 11.24.07.

In the folder below are:

SSA memorandum dated 11.29.07

Alternating tread staircase specifications

Life Safety plans of Ground, First and Second Floors. LS-1.1, LS-1.2
& LS-1.3.

Revised Mechanical Plans M-1, M-2 & M-3 with fire dampers positioned.

I know you have difficulty in opening attachments to e-mails.

All material will be printed and provided to inspections at city hall
before the end of the day.

Please note, that I will be out of the office on Friday but will
check with you first thing Monday morning.

Thanks very much

Austin Smith

Scott Simons Architects.

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Lessee/Buyer's Name	Phone:	Permit Type: Educational	

11/24/2007-ldobson: I'm nearly complete with the reveiw of the project and have some questions:

- 1) The Musical classroom, room 116 has a maximum potectial occupant load of but there is only a single means of egress. Please provide a code justification.
- 2) On the First floor plan view on page A-1.2, it appears that the only means of egress from this space is into the theater vestibule. I know I'm missing something , please explain. I see a second double door on fig. 1/ A-3.2. Just want to make sure I have it right! With regard to overall occupant load, and because we are relying on existing egress components, Please provide a life safety plan that summarizes total occupant load of the entire area (existing and proposed) and all of the elements of egress, with their dimensions. Please review Section 1024.2 and provide compliance information. (Main Exit Requirements)
- 3) Please provide UL listings w/ approved specs for all required fir separation assemblies.
- 4) Because the stage is greater that 1000 sq.ft., Emergency ventilation is required pursuant to section 410.3.7. Please provide this information.
- 5) Please provide fire/smoke damper specific locations.
- 6) Please provide specs for the alternating tread stairs that establishes compliance with all elements of section 1009.10.
- 7) Please provide a guard detail for the guard shown on the lower right corner on fig. 2/A-3.2.
- 8) Please provide an Plumbing fixture number assessment for the existing and proposed occupant load that establishes compliance with the State Plumbing Code (based on the 2000 UPC)
- 9) A reminder that all existing walls that will be come party walls to the addition must be "fire walls" that meet all of the conditions of section 705, including existing elements such as doors and other openings.

Thanks,
Mike Nugent
Consulting Plans Examiner
City of Portland

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12/12/2007-ldobson: 12/12/2007 9:14:16 PM Austin,

Was a satisfactory COMcheck report provided? If not Please provide one when you come to pick up the permit.

Lannie, Please place this as a condition of approval.

Thanks All!

Mike

>>>> Austin Smith <austin@simonsarchitects.com> 12/05/07 11:26 AM >>>>

Mike:

Hard copies of all material were sent to city hall marked to your attention.

Please call us when you have had a chance to review the package.

Thanks,
Austin Smith
Scott Simons Architects.

On Dec 3, 2007, at 7:17 PM, Mike Nugent wrote:

> My home edition of the City's Web service does not open
> attachments. Can
> you provide hard copies to City Hall, attn. Mike Nugent....thanks!

>>>> Austin Smith <austin@simonsarchitects.com> 11/29/07 1:26 PM >>>>

> Thursday afternoon, November 29, 2007
> Waynflete Arts Center

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> & LS-1.3.
> Revised Mechanical Plans M-1, M-2 & M-3 with fire dampers positioned.

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> Please note, that I will be out of the office on Friday but will
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> Thanks very much
> Austin Smith

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> Scott Simons Architects.
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> .ZIP attachment type(s) blocked
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12/12/2007-ldobson: I have reviewed the and have signed off on the permit I will bring it to City Hall in the Morning.

Thank you all!

Happy Holidays

Mike

>>>> Austin Smith <austin@simonsarchitects.com> 12/10/07 10:32 AM >>>>

Mike:

The hardcopies of the material were mailed to city hall inspections on Thursday, December 6.

If they do not turn up, I can print again and you could pick up directly from us.

We are quickly approaching the completion of the foundation and will require a full permit to proceed.

Please call us if you do not have the material by the end of the day.

Austin Smith
Scott Simons Architects.

On Dec 9, 2007, at 9:11 AM, Mike Nugent wrote:

> I checked in at City Hall at 4pm on Friday and this material was
> not in
> my mailbox.
> I'll check again on Monday

>>>> Austin Smith <austin@simonsarchitects.com> 12/05/07 11:26 AM >>>>

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Lessee/Buyer's Name	Phone:	Permit Type: Educational	

12/9/2007-ldobson: I checked in at City Hall at 4pm on Friday and this material was not in my mailbox. 12/9/2007 9:11:30 AM
I'll check again on Monday

>>> Austin Smith <austin@simonsarchitects.com> 12/05/07 11:26 AM >>>

Mike:

Hard copies of all material were sent to city hall marked to your attention.

Please call us when you have had a chance to review the package.

Thanks,
Austin Smith
Scott Simons Architects.

On Dec 3, 2007, at 7:17 PM, Mike Nugent wrote:

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12/5/2007-ldobson: Thank you Austin, I checked in at 1pm today. I'm off tomorrow (have a musical engagement!) but will check on Friday 12/5/2007 6:42:32 PM

>>> Austin Smith <austin@simonsarchitects.com> 12/05/07 11:26 AM >>>

Mike:

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12/3/2007-ldobson: My home edition of the City's Web service does not open attachments. Can you provide hard copies to City Hall, attn. Mike Nugent....thanks! 12/3/2007 7:17:47 PM

>>> Austin Smith <austin@simonsarchitects.com> 11/29/07 1:26 PM >>>

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Waynflete Arts Center

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10/16/2007-ldobson: <<20071010133527837.pdf>> Soil/Daily Reports from the Civil Engineer.

Please note that all soil reports (regarding excavation, lift placement of new material, etc.) have now been completed and forwarded. Compaction test results (prior to the paving/concrete work) will be performed in the spring of 2008.

The message is ready to be sent with the following file or link attachments:

20071010133527837.pdf

used
PLAN L-1.2 received 7/17/07 for

Average grades
128.14
128.02
126.98
126.91 9
127.02
127.48
131.39
132.25
132.25

$$1160.44 \div 9 = 128.94' \text{ AVERAGE grade}$$

Plan A-2.1
gives 178.11' to
The ridge

$$\begin{array}{r} 178.11 \\ - 128.95 \\ \hline 49.17 \end{array} \text{ height - } 35' \text{ MAX}$$

Parking

OK
14-337 - Pkg in Res. Zones for more than 6 vehicles
No closer than 25' to ANY Res. Structure
on an Adjacent lot

req
→ 14-338 - more than 6 vehicles within a required yard
req. a continuous curb guard yes 6" reveal
is this the Detail shown on
4 - L-1.4

Applicant: Wagnflete School

Date: 7/20/07

Address: 360 Spring St
(School Address)

wagnflete on:
C-B-L: 61-F-2-3-4-5-6-7-8-10-11
61-G-3-4-8-9-10

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

#07 - 1184
This Addition for The Arts Center is on 61-F-8

Zone Location - R-4

Interior or corner lot -

store in Danforth (Part of Larger Campus)

Proposed Use/Work -

to construct Wagnflete Arts Center, Phase 2

Sevage Disposal - City

10,807 # Auditorium & Theatre = 11 New PKg & New class rooms SPAC

Lot Street Frontage - 50' min - well over

Front Yard - 25' min - N/A - doesn't front on Spring St

FEF
ANS
covered
3/1/07

Rear Yard - 25' min - 55' scaled - 54' 10" given

Side Yard - 16' (1/2 stores) - well over 50' going toward Fletcher St

Side yard on side St (store); 20' min - 29' to bldg - not the planters & sidewalk
Projections - 28' 10" given

Width of Lot - 60' - well over 60' AT The part of the campus

Height - 35' MAX? Question on how the Average grade was 1st gotten - of because the info 8/9/07

Lot Area - 30,000 # min - 244,238 # given

Lot Coverage/Impervious Surface -

30% MAX of proposed lot coverage:
73,229 # MAX of 63,229 # or 25.89%

Area per Family - N/A

Off-street Parking - ? not sure yet ok

Loading Bays - N

Site Plan -

2007-0085

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains - Panel 13 - Zone C

Conditional Use to PB for an institutional use expansion
floor plan -> 1st floor above the

9/14/07 Public Hearing

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Zoning Copy

2007-0085

Application I. D. Number

5/18/2007

Application Date

Waynflete Arts Center, Phase 2

Project Name/Description

Waynflete School

Applicant

360 Spring Street, Portland, ME 04101

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

20 - 20 Storer St, Portland, Maine

Address of Proposed Site

061 F011001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

244238

R4

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan **\$500.00** Subdivision _____ Engineer Review _____ Date **5/21/2007**

Zoning Approval Status:

Reviewer Margie S. - Quap.

- Approved Approved w/Conditions See Attached Denied

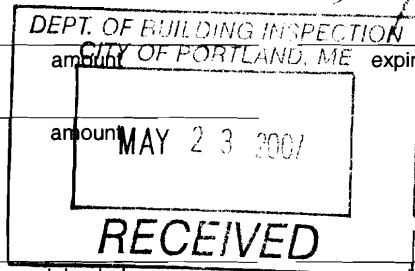
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted _____ date _____
- Inspection Fee Paid _____ date _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____
- Temporary Certificate of Occupancy _____ date _____
- Final Inspection _____ date _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____
- Performance Guarantee Submitted _____ submitted date _____
- Performance Guarantee Released _____ date _____



5/23/07

- remaining balance _____ signature _____
- Conditions (See Attached) _____ expiration date _____
- signature _____
- signature _____
- amount _____ expiration date _____
- signature _____

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0085

Date: 8/8/2007

I have reviewed the newly submitted plans I received on 8/1/07. The site survey confirmed that the R-4 setback requirements are being met.

I have also reviewed the submittal for height. The method for determining the average grade is a little different than what I have been asking other applicants. Normally I request grade points around the building that are averaged. I do understand that this is an addition and that there is an existing building that is in place. Therefore there would be no points to be given for averaging along that connection wall. . . And the wall along the parking lot, is basically at the same elevation. Looking at the east and west sides of the additions would normally be where elevation points would be taken. The averaging line of the east elevation does not look wrong compared to the grade. However, the averaging line of the west elevation does not neatly match the grades. I don't think this method shown by the applicant is off by much. Perhaps a sampling of the elevation points as normally requested would confirm this method of determining height. The ending for the top measurement from grade is the correct point (midway from the ridge to where the roof meets the outside wall) to use for this calculation.

I am satisfied that the parking requirements are being met. I will point out that parking for schools, by definition, is based upon classrooms and not student population. It is also noted that this arts center is for the school. I remember that my previous approvals hinged upon reassurance that this auditorium would not be leased out separately for private, non-school events. This can not be a commercial, Portland Stage Company like venue to be leased out. This auditorium is for school functions only. I would want a reaffirmation from the school to confirm the intention of it's use.

From: Austin Smith <AUSTIN@SIMONSARCHITECTS.COM>
To: Shukria Wiar <SHUKRIAW@portlandmaine.gov>, Marge Schmuckal <MES@portlandmaine.gov>
Date: 8/9/2007 10:35:35 AM
Subject: height limit for Waynflete

Thursday morning, August 9, 2007
Waynflete Arts Center Phase Two

Shukria & Marge:

We are currently preparing a document which calculates the average grade around the perimeter of the building based upon 10 foot intervals. I think this will take most of the morning.

If you don't object to a document prepared by hand, we should get it to you by the end of the day.

Thanks, Austin.

CC: Scott Simons <scott@simonsarchitects.com>, Will Gatchell <will@simonsarchitects.com>

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0085

Date: 7/20/2007

I have reviewed this new auditorium with classrooms and parking. This part of the campus is in an R-4 residential zone which would allow this school expansion under a conditional use appeal to the planning board. I do not have a scaleable site plan showing actual property lines. I have basically surmised where the property lines are. It appears that the R-4 setbacks are being met. I would like an actual site plan with the property lines shown that includes the proposed new building. The applicant has given information within their packet to show that the maximum 30% lot coverage is being met at 25.89%.

I am not able to determine whether the maximum 35' height is being met at this time. I have use the grading plan L-1.2 to arrive at an average grade of 128.94 feet. The unscalable elevation plans show the height to the ridge of the new structure as 178.11 feet. Since this is a pitched roof, the correct point of ending a vertical measurement from average grade, is to a level midway between the level of the eaves and the highest point of a pitched roof. I need more information and scaleable plans for this final determination.

The application states that there are additional classrooms. The reduced floor plans are difficult to read and I am unsure of where these new classrooms will be located. For school uses classrooms trip parking requirements. At this point I am unsure of whether these are additional classrooms to the school in whole. I would need more information on this matter.

Marge Schmuckal
Zoning Administrator

354 Danforth St.
Portland, Maine 04102

Separate neighborhood
letter

July 27, 2007

Ms. Barbara Barhydt,
Development Review Services Manager
City of Portland Planning Division

8/1/07

Dear Ms. Barhydt,

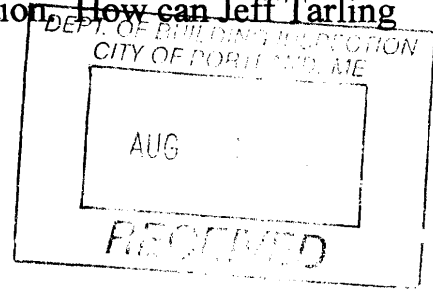
I am writing to express my concerns about the proposed arts center on the Waynflete School grounds which are directly across Danforth Street from my home. I left a lengthy message on the answering machine of Shukria Wiar when I learned that I couldn't attend your recent public hearing. I attended the neighborhood meeting on June 29.

My major concerns are these:

1) **Parking:** The City of Portland is not requiring any parking provisions for a new auditorium that has seating capacity equal to that of Portland Stage Company. There is no requirement that only the north side of Danforth Street will be available to event audiences. Only in Phase III will a meager 25 off-street sites be provided. How can this be ?

2) **Tree:** Two years ago, Waynflete cut down 23 trees along the Danforth Street streetscape as part of the rebuilding of the stone wall that runs from Storer to Fletcher Street. This was a great loss of residential character, shade and beauty that had signaled to drivers on Danforth Street that they were in a real neighborhood.

Now, as part of this project, the beloved, huge Maple at the foot of Storer Street is going to be cut down. I have lived on Storer and now Danforth Street for 25 years, and I assure you that this neighborhood has loved and appreciated this majestic tree for a long time. The Mason Pratt family that sold the house across Storer Street from the tree to Waynflete some years ago was adamant that the tree remain as a gorgeous residential buffer to the burgeoning institution. How can Jeff Tarling approve of this ?



3) **Institutional Creep:** The City is seriously considering a gargantuan project that is the very definition of institutional creep by this tax-exempt school, despite acknowledgments by city planners, at one of Waynflete's previous proposal meetings, that our neighborhood is suffering from the effects of this creep. These effects include: house-acquisitions; construction of large, non-compatible architecture; loss of trees, historic streetscapes and residential character; elimination of open space; non-historic modifications (institutionalization) of beautiful, old homes; major parking impacts on the neighborhood, and the outright removal of adjunct buildings such as the tall, red barn/carriage house on Spring Street.

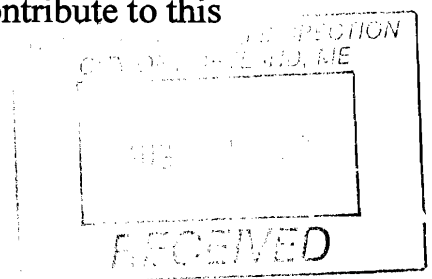
With the acquisition of private homes in our neighborhood, Waynflete is effectively silencing neighbor responses to developments, such as the cutting down of the wonderful tree on Storer Street that helps to mitigate the institutional appearance of our neighborhood.

Water run-off: My neighbors and I have observed that, after Waynflete's laying of underground pipes that shook our houses during the summer of 2003, the storm drain on the corner of Fletcher and Danforth Street has been overtaxed, and this has resulted in dangerous water build-up on Danforth Street during rains.

Last year, we experienced an unprecedentedly damaging flood in our basement during a rain storm. Others on the south side of Danforth - opposite the Waynflete field- also had unusual flooding.

surface water drainage is another problem that needs careful review before even more of the land on the block is consumed with concrete and brick. If Waynflete is "going green" on this project, shouldn't they be trying to limit the amount of water-absorbing earth that will be paved over ?

5) **Road ?:** It is unclear to me what the proposed road that will necessitate the cutting down of the beautiful Maple is intended to do, where exactly it will be, and whether or not it will end at the auditorium, or will eventually extend into other areas of the school grounds. Having a road along the top of the rock wall face will further alter the present pastoral character of the 110-year-old Danforth Street school playfield. Parking is expected there, too, which will contribute to this deterioration.



6) **Why here ?** Waynflete is a commuter school that mostly serves families from the suburbs that surround Portland. The school owns many flat acres on Thompson's Point that could serve as a locale for future construction - especially for outsized projects such as this one. Since the student body is made up of commuters, it should not be a hardship for event audiences to drive to Thompson's Point instead of to our dense, old neighborhood that is already besieged by too much traffic.

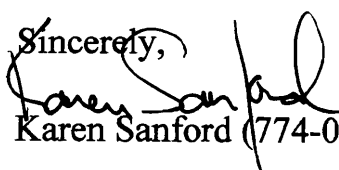
Conclusion: The families that surround this ever-expanding institution pay high taxes whereas Waynflete serves suburban children and does NOT pay taxes. While our taxes rise, our quality of life goes down due to the numerous impacts of the school that, like Alice in Wonderland, is bulging out of its space.

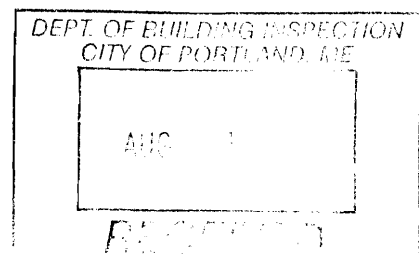
For example, my family and my neighbors are barraged daily by the sounds of screaming, older children on the playground that was recently constructed and ineffectively buffered by deciduous shrubs where four or five grand old trees stood before the tree- razing of the entire block two years ago. This new playground is directly across the street from our house. Loud teenagers sometimes hang out there late at night, too.

If this project is approved, the playfield area will be a loud, noisy, dirty construction site once again - with Phase III in the wings, ready to disrupt the neighborhood yet again in the near future. We have suffered through so many such summers, falls and springs, as this school outgrows our neighborhood.

I urge the decision-makers of this extraordinary city to exercise some of the restraint that has kept Portland a wonderfully liveable and historically in-tact city that has no rivals, in my opinion. Please send Waynflete back to the drawing boards or down to Thompson's Point, or out to the suburbs where its students live.

If students' families are willing to pay college-like tuition fees for their children as the school exists today, I question whether the quality of their education will be positively advanced on a scale commensurate with the negative impacts that this monolith will have on our neighborhood. Waynflete has options, but these are our homes, and we are your first responsibility.

Sincerely,

Karen Sanford (774-0134)





75 York Street
 Portland, Maine 04101
 phone 207 772 4656
 fax 207 828 4656
 www.simonsarchitects.com

Marge

MEMORANDUM

date: July 31, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040
re: Planning Board Public Hearing material
to: Shukria Wiar, Planner City of Portland
 Anne Hagstrom Waynflete
from: Austin Smith Scott Simons Architects (SSA)

8/1/07

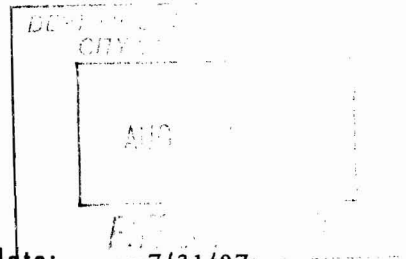
Shukria:

For the Planning Board Public Hearing, we have enclosed the following:

1. Application for Tree Waiver dated July 26, 2007 from Anne Hagstrom.
 Also includes the sanitation vehicle turning complete requested by traffic engineer.
2. Application for Sidewalk Waiver / Postponement dated July 25, 2007 with (4) photographs of existing conditions at Storer Street..
3. Parking barrier detail as agreed upon with Mike Farmer of Portland Public Works.
4. Zoning Issues memorandum addressing issues raised by Marge Schmuckal on July 20, 2007.
 This material included a cover memo, site survey to scale with setback dimensions, building elevation with height calculation overlays, previous approved parking and proposed parking plans.
5. Copy of Historic Preservation material submitted for August 8, 2007 Public Hearing.
6. (4) full size copies & (1) reduced 11x17 set of current documents enclosed.
7. Previously submitted site photometrics included text which was illegible. Revised plan with larger text to be forwarded under separate cover.

project: Waynflete Arts Center, Phase Two
file: 2003-0040.Shukria 073107.doc

date: 7/31/07
 Page 1 of 2



Memorandum

To: Michael J. Patterson, Chair, and Members of the Portland Planning Board
From: Anne C. Hagstrom, Director of Finance and Operations
Date: July 26, 2007
Re: Application for a Tree Waiver

As part of its application for approval to building the Theater and Gymnasium Project, Waynflete School respectfully requests a waiver of the regulation requiring a twenty four foot (24') driveway opening to allow the School to try to save the Norway Maple tree near the corner of Danforth and Storer Streets. Given that this will be a construction area and the tree's root system will still be disturbed, the School makes no guarantee as to the success of saving the tree but will attempt to do so.

If the waiver is granted, the School will construct an opening between eighteen (18') and twenty (20') feet as is necessary to accommodate the vehicles that will be entering and exiting from the parking lot.

Thank you for your consideration.



75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

MEMORANDUM

date: July 25, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040
re: Waiver of Sidewalk & Curbing
to: Mike Farmer Public Works City of Portland
Shukria Wiar, Planner City of Portland
Dan Goyette Woodward & Curran
Anne Hagstrom Waynflete
from: Austin Smith Scott Simons Architects (SSA)

Phase Two of the Waynflete Arts Center at the corner of Danforth and Storer Streets is currently in the planning board review process. In a memorandum of July 18, 2007, Dan Goyette of Woodward and Curran, peer review engineer, noted that the sidewalk and curbing was not in compliance with city standards. His memorandum stated the existing should be demolished and reconstructed to conform with current city standards

In September of 2003, Storer Street received a full overlay pavement from Spring to Danforth Street initiated by the City of Portland. This pavement was placed without milling or grinding of existing pavement and as a result, the pavement is excessively high. In many spots along its length, the pavement is flush with the top of the existing curb on both the east and west sides. (see enclosed photographs)

Our owner would like to propose that current curb heights and existing sidewalks be maintained the full length of Storer Street. When the correction of the pavement height occurs, Waynflete would then be obligated for the sidewalk and curb reconstruction at the area abutting our project.

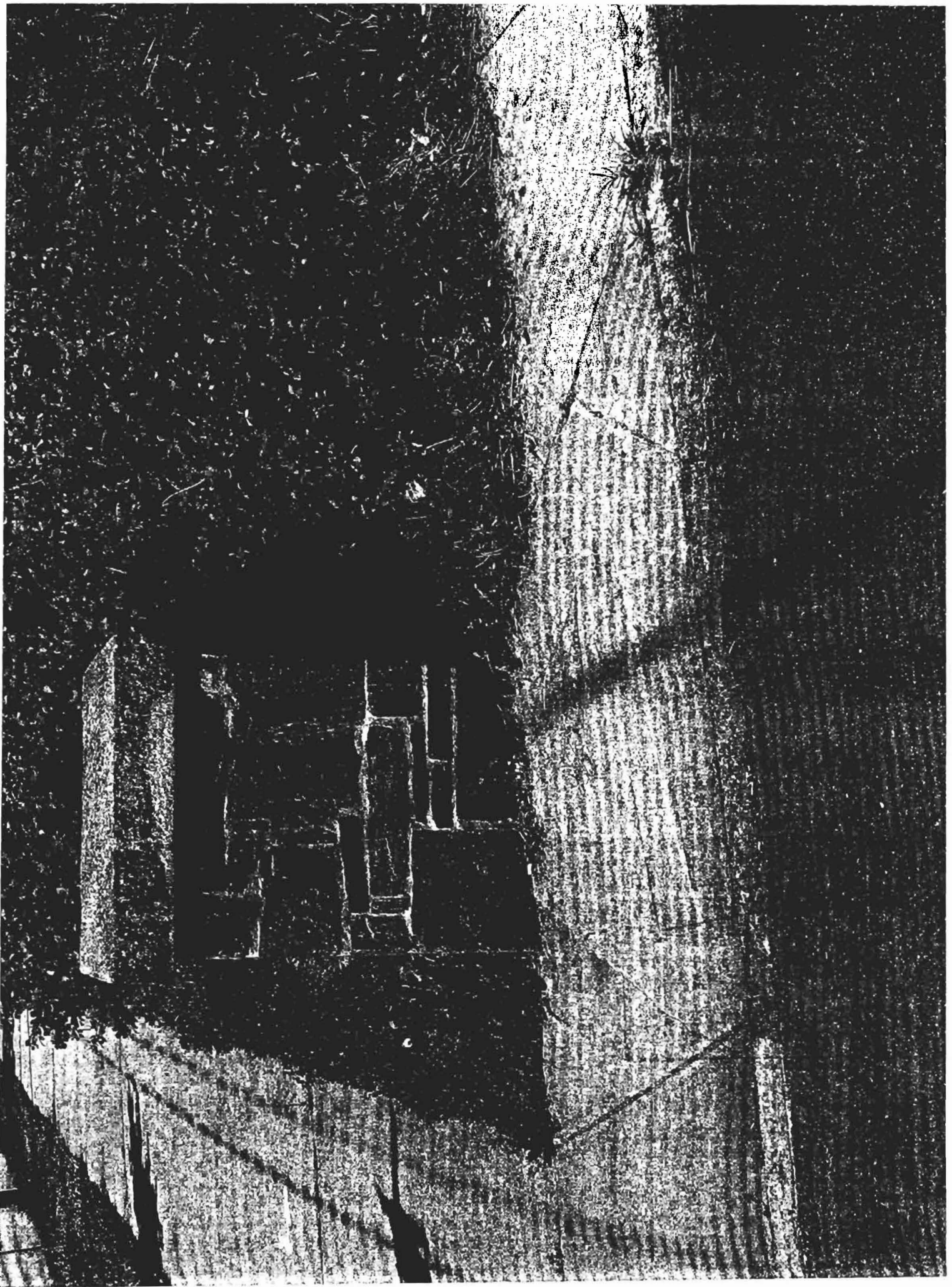
In a telephone conversation of July 25, 2007 Mike Farmer of the Portland Public Works suggested the School establish an escrow account in the amount of the cost of curbing and sidewalk installation for the area of the projects east boundary of Storer Street. Waynflete would use these funds at a later date to correct the curbing / sidewalk. If the work is not performed within (4) years, the funds would revert to the city of Portland. Mr. Farmer also noted the current moratorium on Storer Street expires in August of 2009.

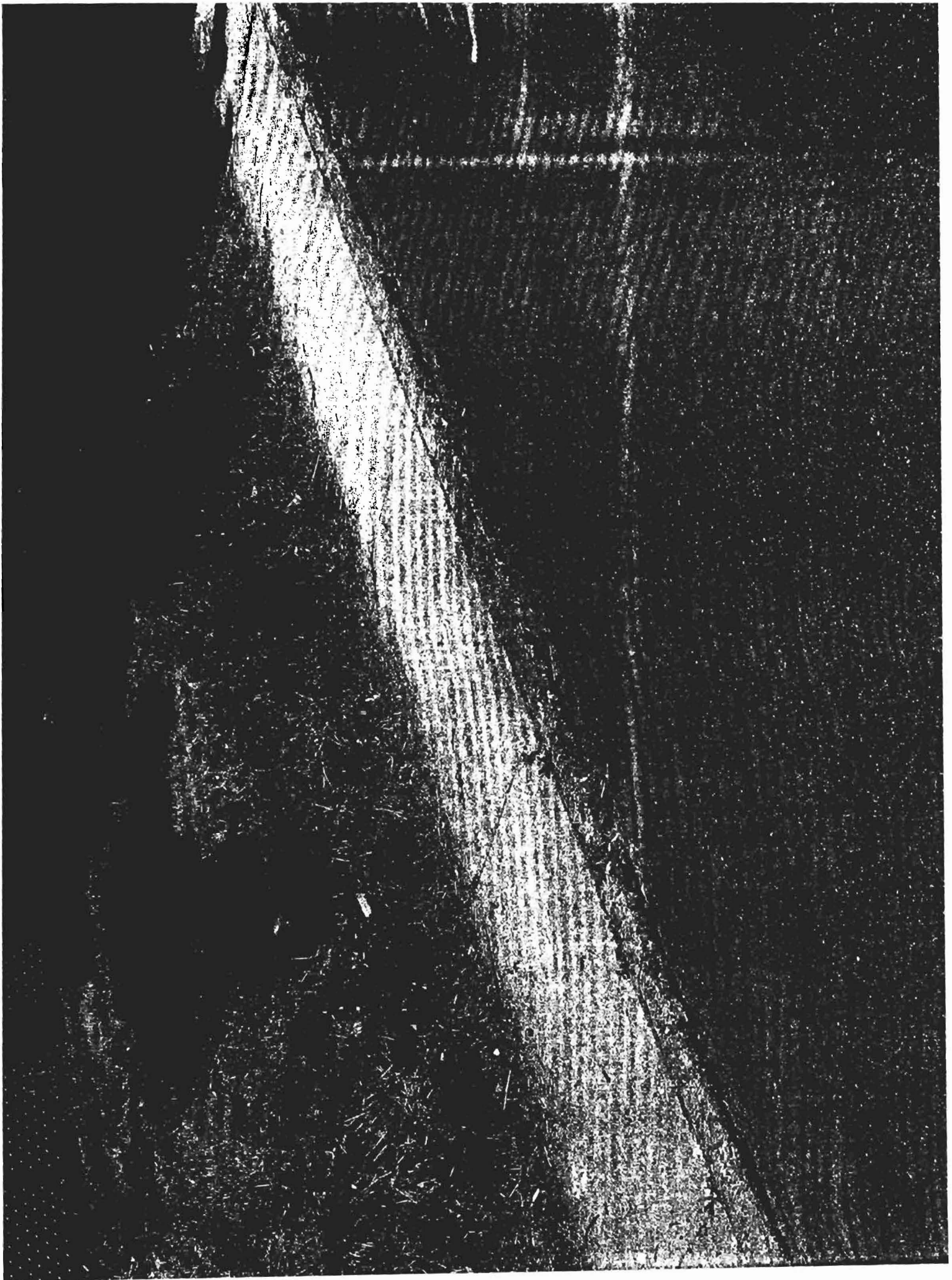
Waynflete was open to this proposal and will continue to resolve the details with the Public Works Department.

Enclosures: (4) site photos south end of Storer Street

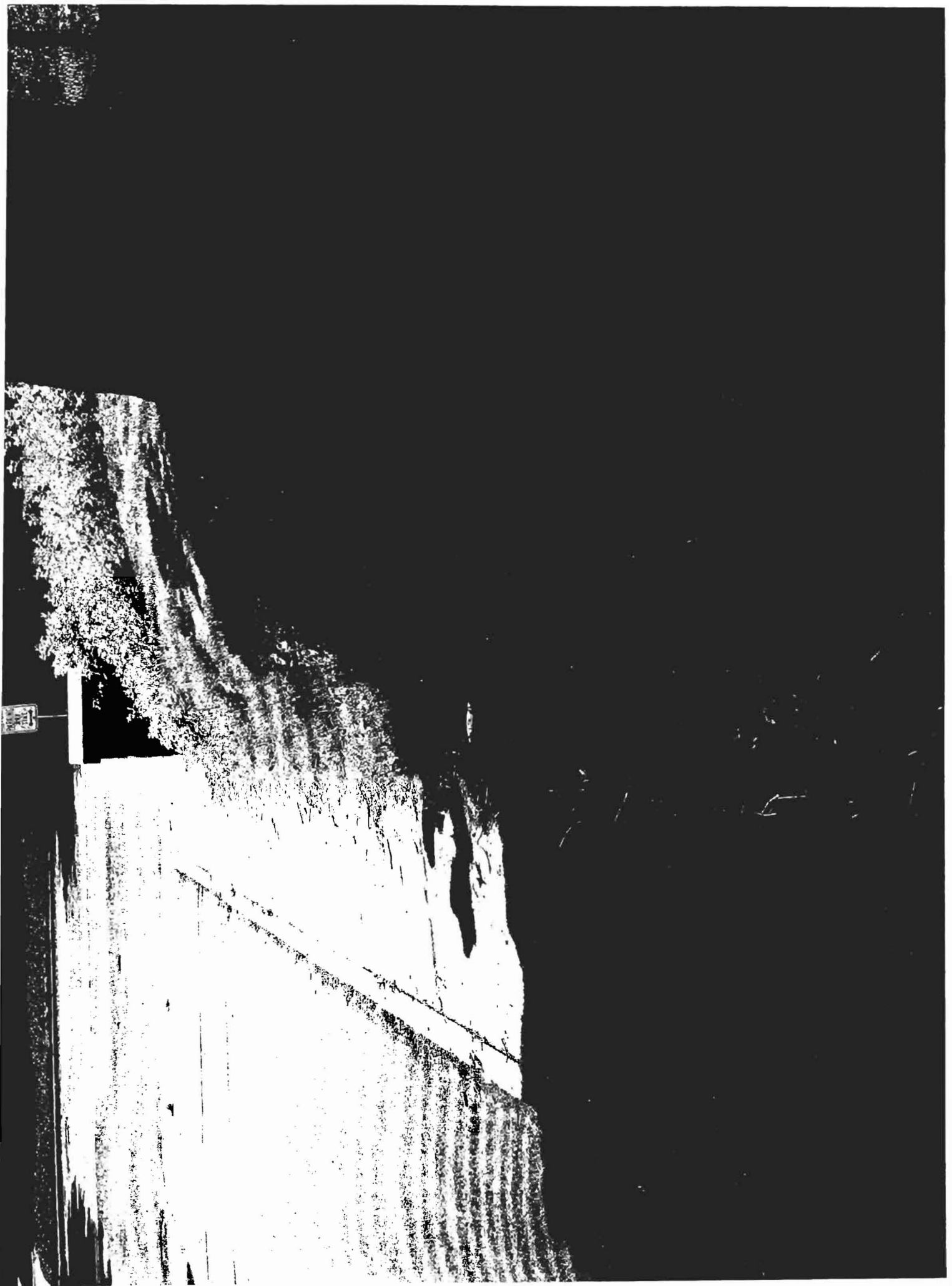
project: Waynflete Arts Center, Phase Two
file: 2003-0040.sidewalk waiver

date: 7/31/07
Page 1 of 2











Scott Simons Architects
75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

MEMORANDUM

date: July 30, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040
re: Public Hearing Material Submission
to: Deborah Andrews Historic Preservation Manager City of Portland
Scott Hansen Historic Preservation City of Portland
Anne Hagstrom Waynelete
Scott Simons Scott Simons Architects (SSA)
from: Austin Smith Scott Simons Architects (SSA)

In response to feedback from the previous Historic Preservation workshop and commentary from neighborhood public meeting, we are providing the following amendments to our proposal:

- The Norway Maple at the north west corner of Danforth St. and Storer St. will remain. A driveway waiver will be sought to decrease the width from 24 feet to 20 feet. If the turning radius of waste handling trucks permit, a further reduction to 18 feet will be requested.
Waynflete will contract with a licensed arborist for root pruning, protective measures and final limb pruning upon project completion. All practical measures will be taken to maintain the tree. In the event the Norway Maple does not survive, a suitable replacement tree, approved by the city arborist, will be planted.
- We will preserve the existing green chain link fencing along Danforth St. and all existing Lilac planting south of the fence. At the suggestion of Deb Andrews, a 14 foot return of chain link fencing along Storer St. will be removed.
Headlight screening will be provided at the parking area by means of a timber barrier. A 14 inch deep rail sections will be positioned to block car headlights from neighbors on Danforth St. Details for the barrier have been worked out directly with Mike Farmer of Portland Public Works to meet city criteria.
Area immediately below timber barrier will be planted in the same ground cover (fragrant sumac) as used in the Danforth St. stone wall planting.
- The dumpster enclosure has been redesigned with two options
 - as clear finished marine grade mahogany plywood on wood framing with a zinc coated copper cap.
Interior face of enclosure to be exterior grade plywood
 - as brick veneer on CMU backup wall with a zinc coated copper cap.
Interior face of enclosure to be painted CMU.both options show mahogany gates matching the first option. Each solution will have a frost proof concrete pad with (8) concrete filled steel bollards within the enclosure.
- We are providing three options for the west elevation (ball field side) which has been redesigned to match the fenestration patterns prevalent in the neighborhood. Waynflete received specific comments concerning the west elevation of the theater workroom from concerned neighbors. The enclosed elevation options are provided to address those comments.

- We are including renderings describing the landscape design along Storer St. These renderings show the elevation changes in three dimensional form.
- Wall sections and exterior details are included to describe specific detail developments and materials.
- Concerning the finishes and colors of EIFS and asphalt roofing shingles, samples will be presented at the public hearing

Memorandum

To: Michael J. Patterson, Chair, and Members of the Portland Planning Board
From: Anne C. Hagstrom, Director of Finance and Operations
Date: July 26, 2007
Re: Application for a Tree Waiver

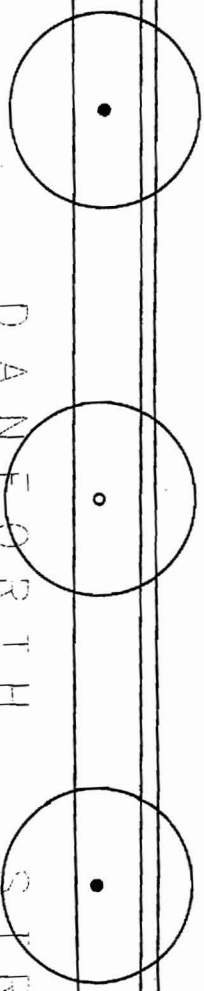
As part of its application for approval to building the Theater and Gymnasium Project, Waynflete School respectfully requests a waiver of the regulation requiring a twenty four foot (24') driveway opening to allow the School to try to save the Norway Maple tree near the corner of Danforth and Storer Streets. Given that this will be a construction area and the tree's root system will still be disturbed, the School makes no guarantee as to the success of saving the tree but will attempt to do so.

If the waiver is granted, the School will construct an opening between eighteen (18') and twenty (20') feet as is necessary to accommodate the vehicles that will be entering and exiting from the parking lot.

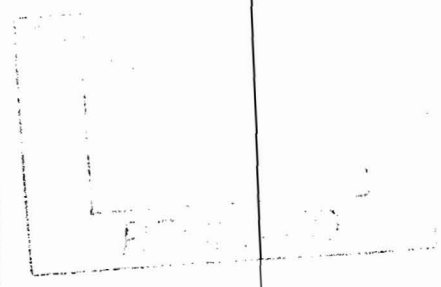
Thank you for your consideration.



DANFORTH STREET



1 LAYOUT AND MATERIALS
SCALE: 1"=20'



michael boucher landscape architecture
457 US Route 1
Freeport, ME 04032
T 207.865.1080
F 207.865.1455
www.boucherlandscape.com

73 Van Street
Portland, Maine 04101
phone 207 773 4888
fax 207 628 4888

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SCOTT BRADSHAW ARCHITECTS
AND IS NOT TO BE COPIED OR
REPRODUCED IN PART OR WHOLE.

PROJECT
WAYNFLETE ARTS CENTER
PHASE TWO
ADDITION/ RENOVATION
360 SPRING STREET
PORTLAND, ME

TITLE
SITE PLAN

STATUS:
Planning Board Submission
NOT FOR CONSTRUCTION

DATE: 07.20.2007
SCALE: 1"=20'
PROJECT NO.: 2003-0040.00
DRAWN BY: [Signature]

DWG NO. L-1.1

From: Austin Smith <austin@simonsarchitects.com>
To: Shukria Wiar <SHUKRIAW@portlandmaine.gov>
Date: 7/24/2007 1:34:00 PM
Subject: Re: WAC update

Tuesday afternoon, July 24, 2007
Waynflete Arts Center

Shukria:

Thanks for both your e-mail and voice mail.

Concerning Marge's question of the height, with our first approval, we generated a dimensioned drawing / diagram which shows the calculations and heights. I couldn't put my fingers on the original, but we could produce it again and forward to both you and Marge.

Thanks, see you later this afternoon.

Austin Smith
Scott Simons Architects.

On Jul 24, 2007, at 11:11 AM, Shukria Wiar wrote:

> Hello Austin,
>
> Marge completed her review on this project on Friday afternoon. Please
> review her comments.
>
> Thanks.
>
> Shukria
>
>>>> Austin Smith <austin@simonsarchitects.com> 07/20 3:04 PM >>>
> I overlooked the enclosures. Austin
>
>
> On Jul 20, 2007, at 3:00 PM, Austin Smith wrote:
>
>> Friday afternoon, July 20, 2007
>> Waynflete Arts Center Phase Two
>>
>> Shukria:
>>
>> I wanted to check in with you regarding a few of the misc. issues
>> on Waynflete.
>>
>> 1. FIRE PROTECTION
>> Our fire protection subcontractor will write a memorandum
>> addressing the concerns of Captain Cass.
>> Marc Kannegieser of Sprinkler Systems Inc. has worked with Captain
>
>> Cass before and is much better equipped to answer his questions.
>> I will ask that you are copied on the correspondence as well.

>>

>> 2. SIDEWALK REPLACEMENT AT STORER STREET

>> Anne Hagstrom and I met Dan Goyette on Storer Street to review the
>> existing conditions.

>> Dan said that, while the city regulations require a new curb
>> setting and brick sidewalk, given the site conditions and height of

>

>> pavement, he understood our argument.

>> He suggested that we request a waiver and that we also discuss this

>

>> in our next workshop.

>>

>> 3. STORMWATER MANAGEMENT PLAN

>> I hand delivered the full report and plans to Dan Goyette at our

>> meeting. These drawings were stamped and signed by our civil PE as

>

>> requested.

>> Dan asked that I let you know of this and that I forward hard

>> copies to you as well.

>> These should be hand delivered to you office today.

>>

>> 4. PAVEMENT TYPE CORRECTION

>> Enclosed document L1.4 which has been updated to comply with the

>> city's technical & design standards.

>>

>> 5. DRIVE WIDTH VARIANCE

>> MBLA will prepare and forward to Jim Carmody with copy to you.

>> Jeff Tarling will support this decision as mentioned in his e-mail

>> of today.

>> We also need to provide Jim Carmody with the waste truck turning

>> template he requested.

>>

>> 6. SITE UTILITY PLAN

>> To be submitted by P+G

>>

>> 7. STATE OF AFFAIRS

>> E-mailed July 19, 2007 with a copy of the current master plan.

>>

>> 8. SCHEDULE

>> Continuing to the PB's Public Hearing on August 14 is very

>> critical to the schools schedule.

>> I know the decision to proceed is ultimately is made by the

>> Planning Board, I would like to make sure that there are no

>> outstanding issues with the planning staff.

>> Aside from the matters listed above, are there any additional

>> issues you are aware of?

>>

>> Thanks for your help,

>>

>> Austin Smith

>> Scott Simons Architects.

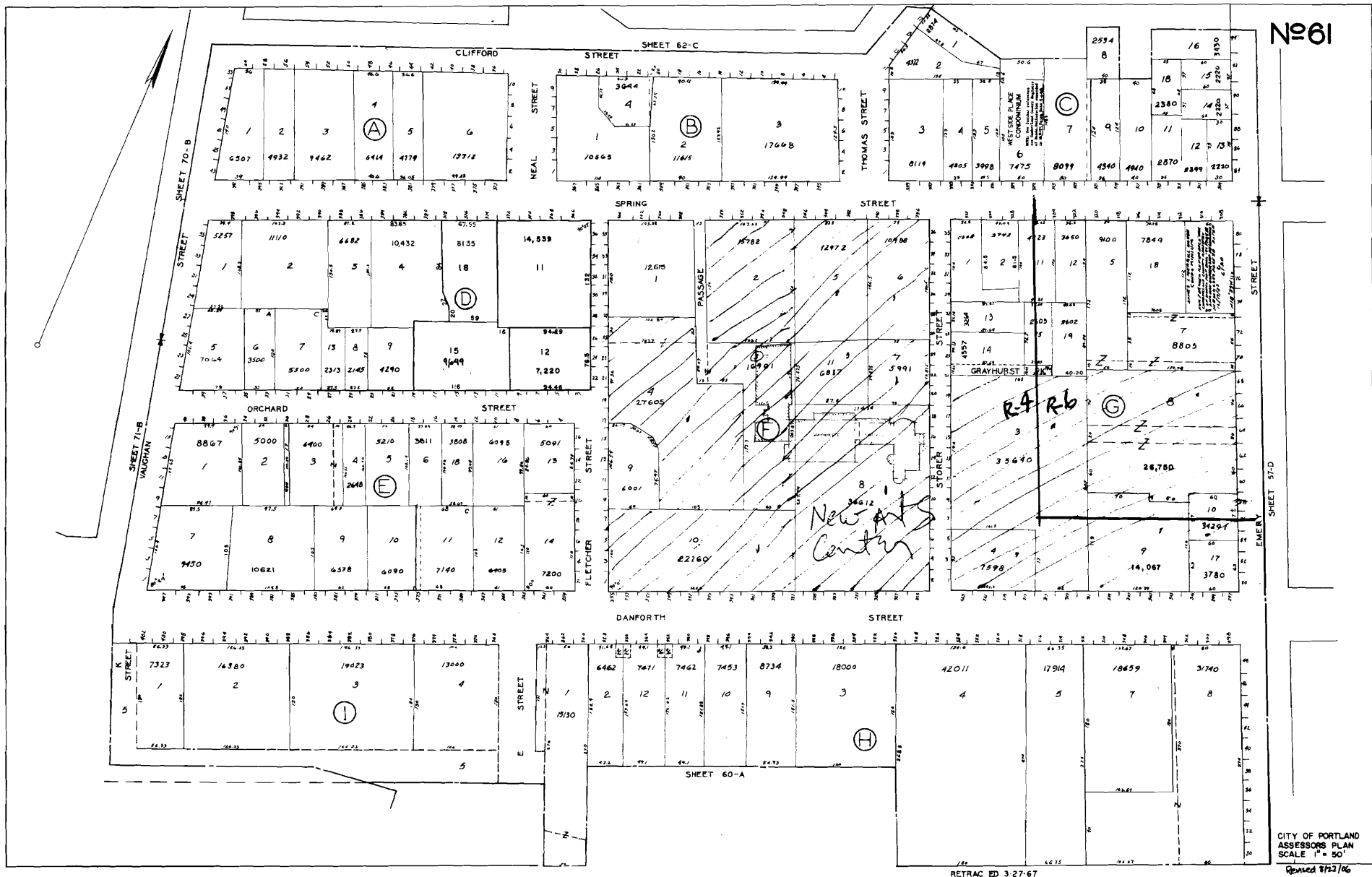
>

> <WaynfleteZoningComments.rtf>

CC: Marge Schmuckal <MES@portlandmaine.gov>, Scott Simons <scott@simonsarchitects.com>

61-F-2-3-4-5-6-7-8-10-11 } owned properties
 61-G-3-4-8-9-10 }

Wagnafete
 360 Spring St



No 61

CITY OF PORTLAND
 ASSESSORS PLAN
 SCALE 1" = 50'
 Revised 8/23/66

RETRAC ED 3-27-67

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2003-0061

Application I. D. Number

03/26/2003

Application Date

Waynflete Loop Road Improvements

Project Name/Description

Waynflete School The

Applicant

360 Spring St, Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

360 - 360 Spring St, Portland, Maine

Address of Proposed Site

061 F006001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 That prior to the commencement of site work, the applicant shall submit a plan for review and approval by the City Arborist for the planting of up to 4 additional street trees along the Spring Street frontage of the campus.

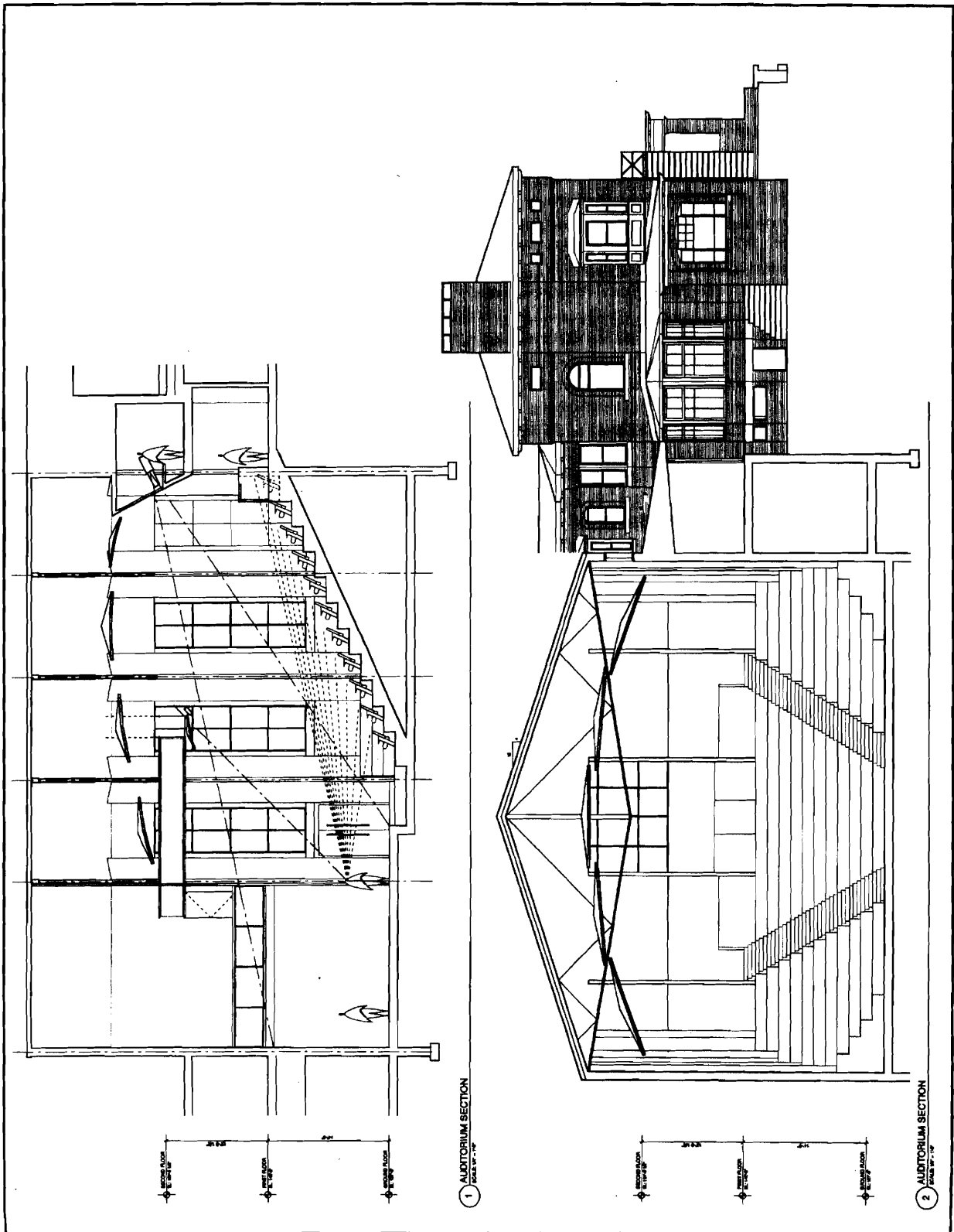
That prior to commencement of site work, the applicant shall submit lighting specifications for Planning staff review and approval.

That prior to commencement of site work, the applicant shall amend the plans and details as outlined in Mr. Lombardo's comments of 5/9/03 and as outlined in James Seymour's memo of June 16, 2003.

That the removable basketball hoop shall be installed no earlier than 7:30 am nor later than 5:30pm Monday through Friday and not during summer recess.

Addition 16
Storer St
01-0707
61-F-003

		WAYNELEIGH SCHOOL 1000 W. 10th St. Des Moines, IA 50319 Project No. 1001 January 20, 2001	AUDITORIUM SECTION
TITLE		DESIGN DEVELOPMENT NOT FOR CONSTRUCTION	
DATE	SCALE	DRAWN BY	CHECKED BY
1/20/01	1/8" = 1'-0"	J. S. SMITH	J. S. SMITH
PROJECT NO.		SHEET NO.	
1001		1001-1	
DRAWING DATE		SHEET DATE	
1/20/01		1/20/01	
PROJECT NAME		PROJECT NO.	
WAYNELEIGH SCHOOL		1001	
PROJECT ADDRESS		PROJECT CITY	
1000 W. 10th St.		Des Moines, IA	
PROJECT STATE		PROJECT ZIP	
IA		50319	
PROJECT PHONE		PROJECT FAX	
515-281-1001		515-281-1001	
PROJECT ARCHITECT		PROJECT ENGINEER	
SSN ARCHITECTURE		J. S. SMITH	
PROJECT OWNER		PROJECT CONTRACTOR	
WAYNELEIGH SCHOOL		[Blank]	

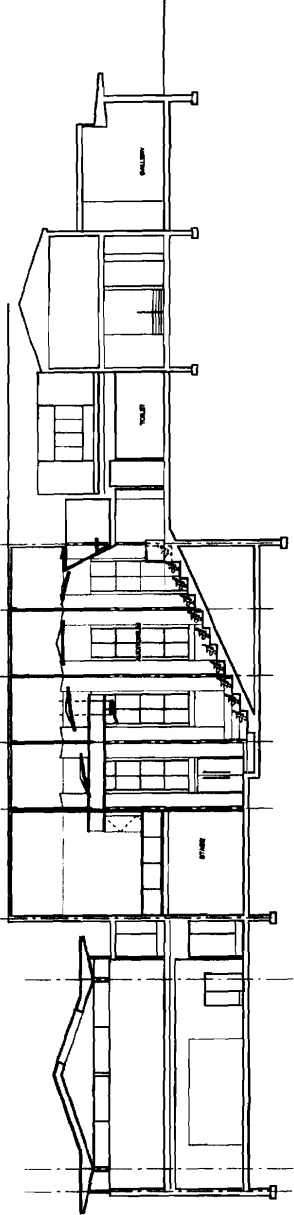
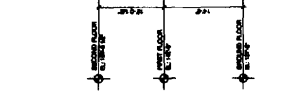


1 AUDITORIUM SECTION
SCALE: 1/8" = 1'-0"

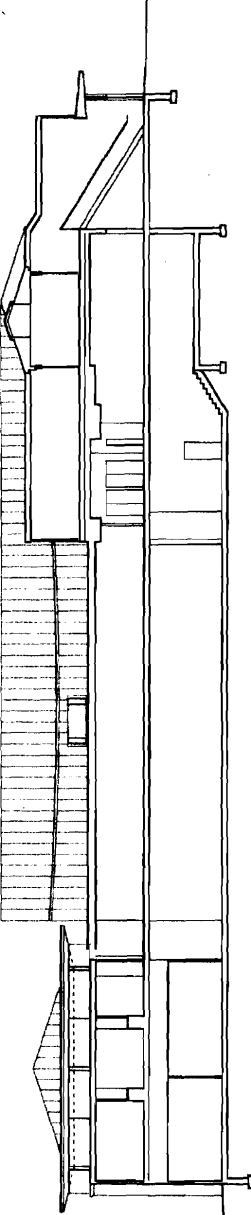
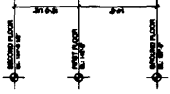
2 AUDITORIUM SECTION
SCALE: 1/8" = 1'-0"

A-X-X

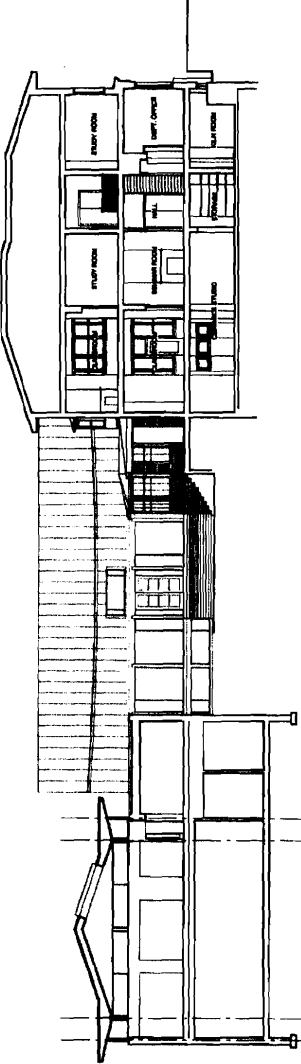
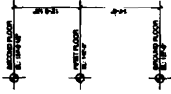
	WAYMLETTE SCHOOL <small>REVISIONS</small>	BLDG SECTIONS	STYLE: DESIGN DEVELOPMENT NOT FOR CONSTRUCTION
	DATE: 10/27/15 DRAWN BY: [blank] CHECKED BY: [blank]	PROJECT NO: [blank]	SHEET NO: [blank]



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

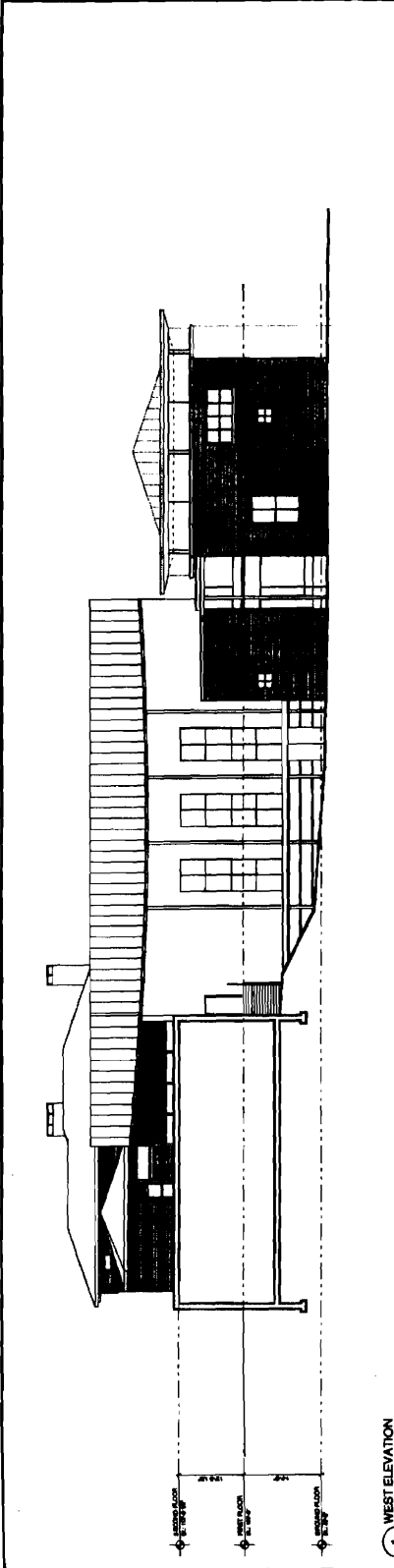


2 BUILDING SECTION
SCALE: 1/8" = 1'-0"

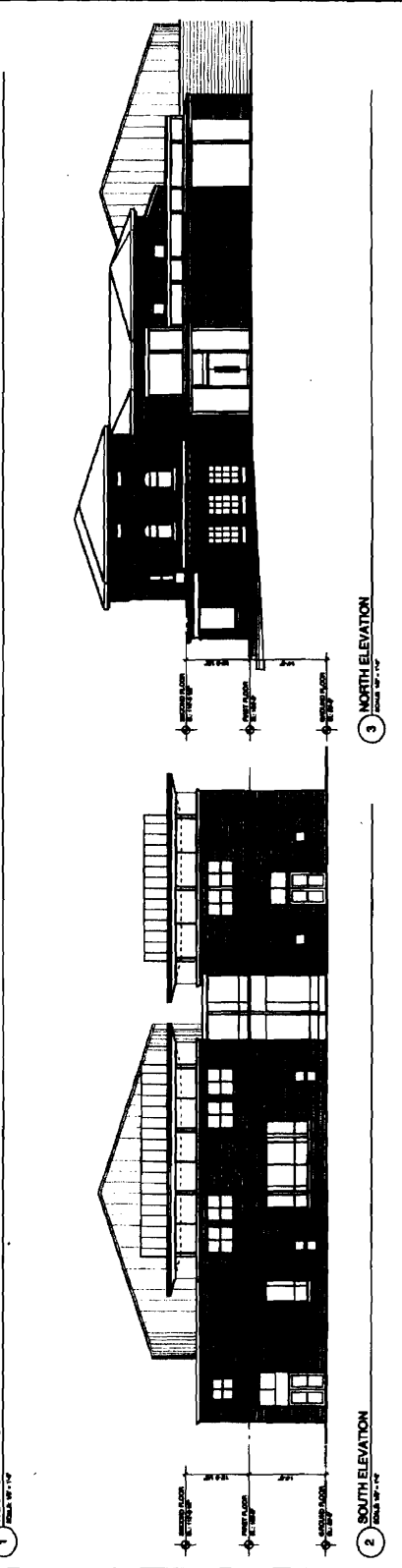


3 BUILDING SECTION
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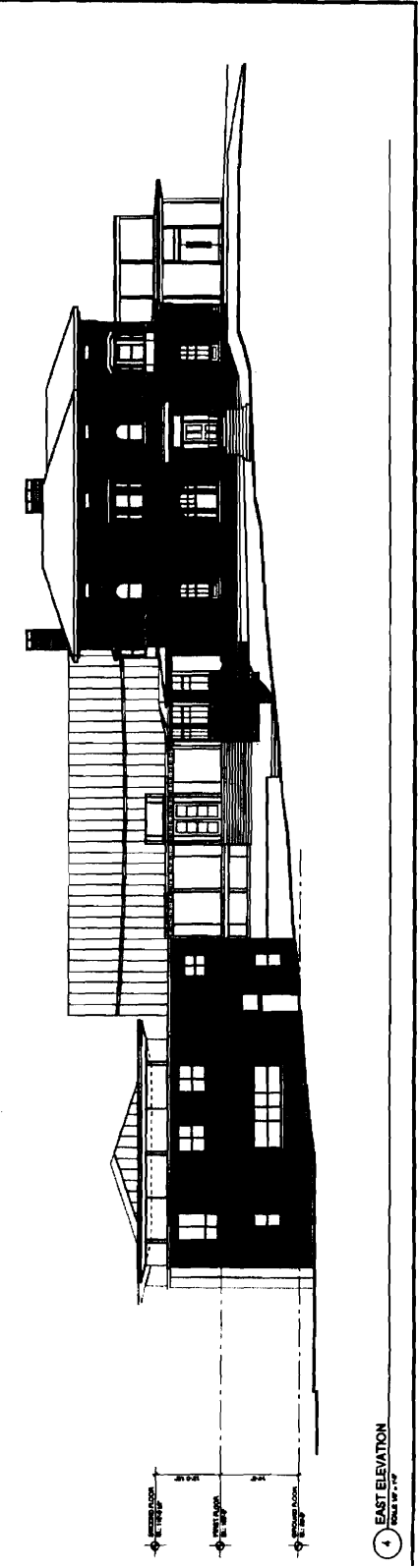
	WAYNELE SCHOOL "APRICOT" Proposed Price January 26, 2001	ELEVATIONS	SHEET NO. A-2.1 DRAWING TITLE: ELEVATIONS
	PROJECT NO. _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____		



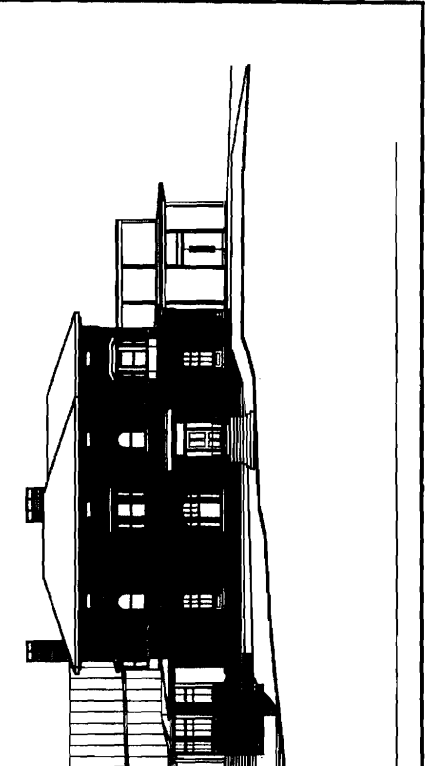
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

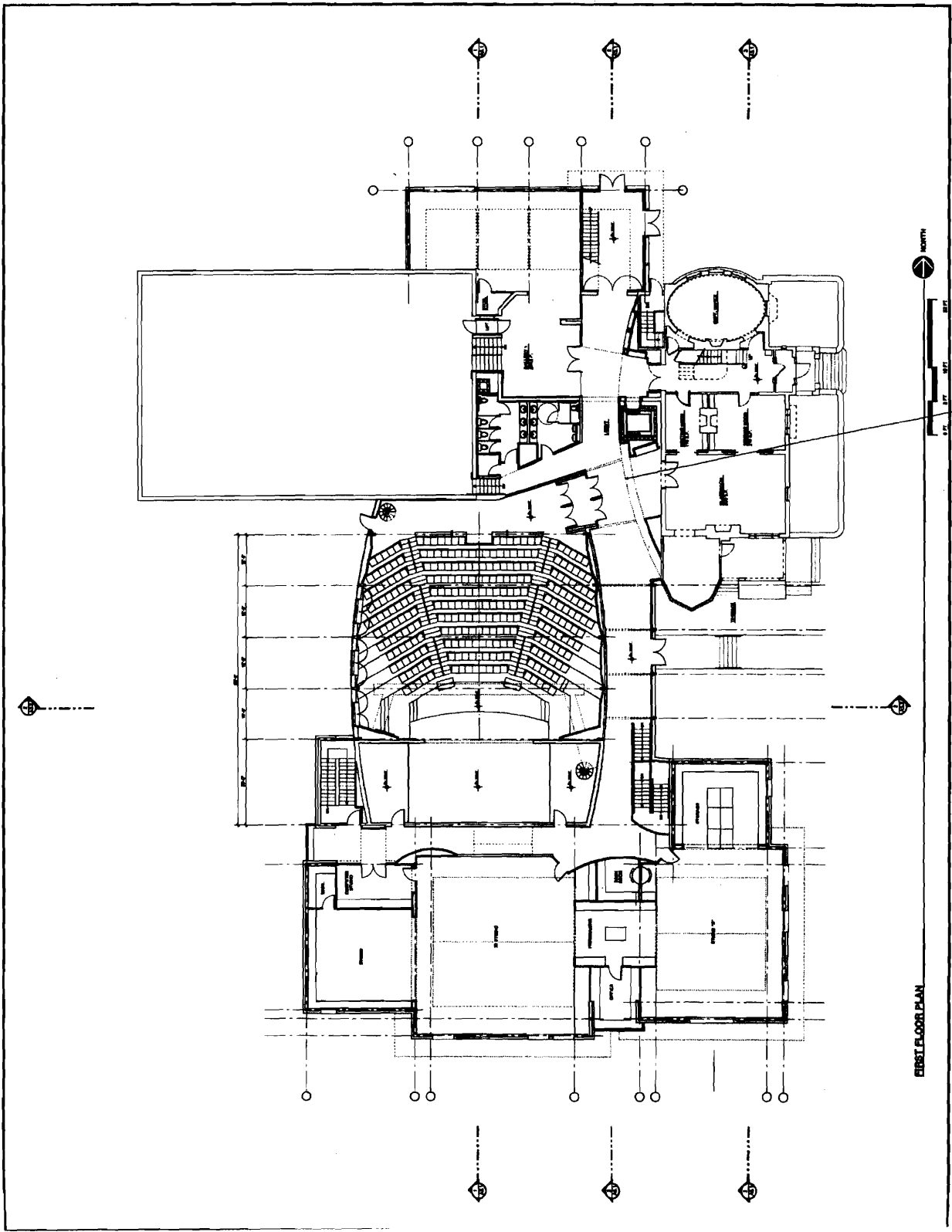


4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

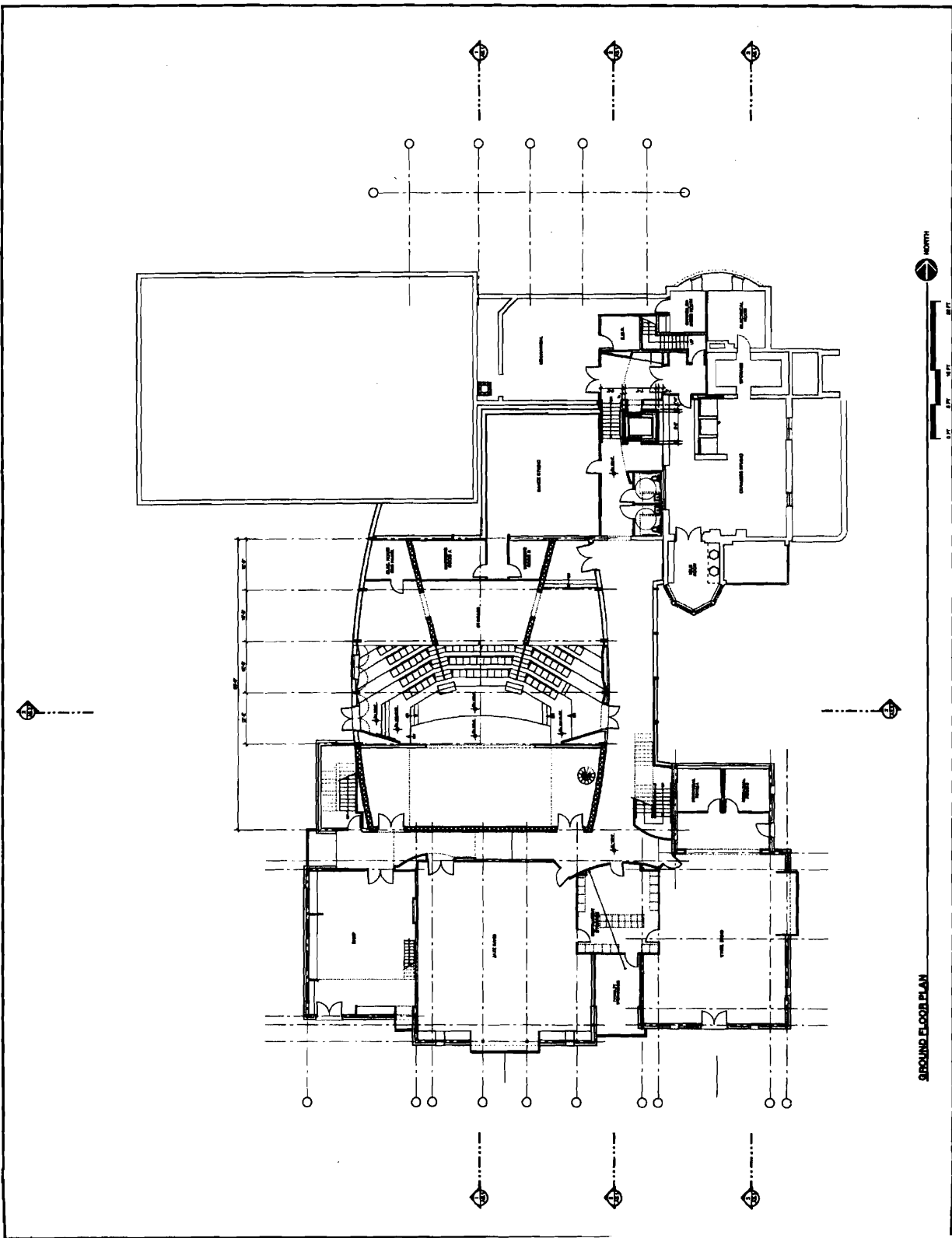


3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

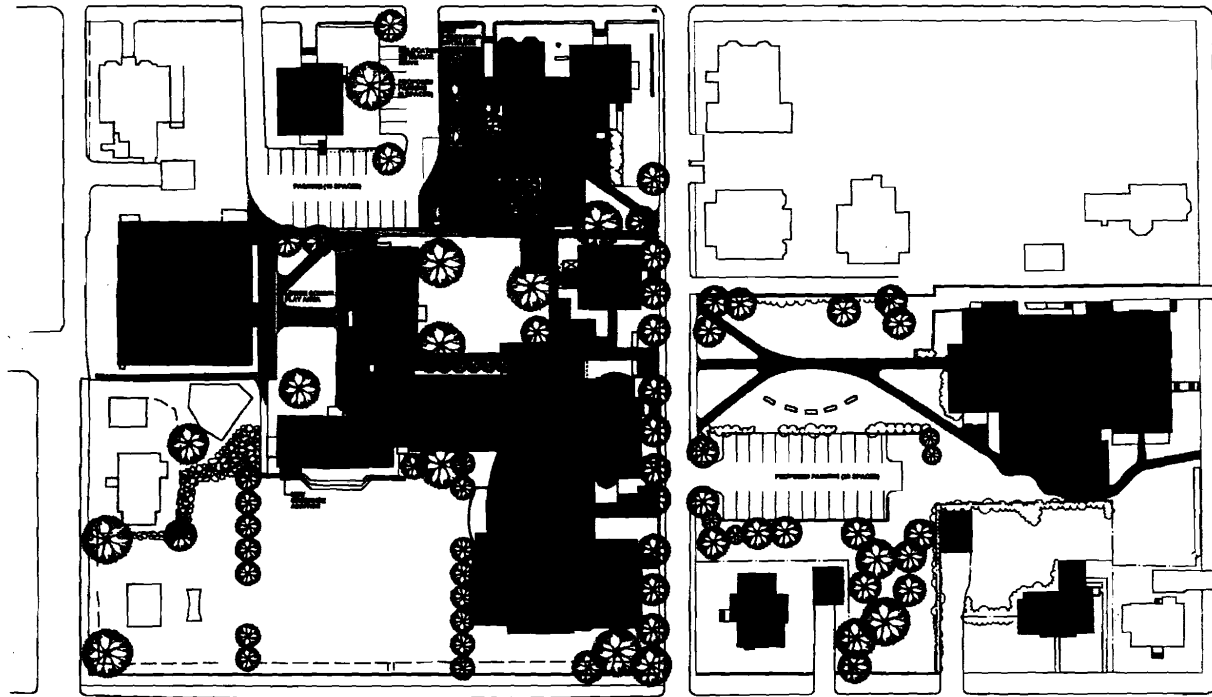
	WAYNKLEFTE SCHOOL 100 W. WASHINGTON ST. WASHINGTON, DC Program # 1001 January 26, 2001	1ST FLOOR PLAN Program # 1001 January 26, 2001	PROJECT NO. _____ SHEET NO. _____ DATE _____ A-1.2
	DESIGNER: _____ ARCHITECT: _____ ENGINEER: _____ CONTRACTOR: _____		



		WAYHURLE SCHOOL 1000 W. 10th St. Phoenix, AZ 85001 January 24, 2011	GROUND FLOOR PLAN
PROJECT: WAYHURLE SCHOOL NOT FOR CONSTRUCTION	DATE: 1/24/11 DRAWN BY: [blank] CHECKED BY: [blank]	SCALE: 1/8" = 1'-0" SHEET NO.: A-1.1	TOTAL SHEETS: 1




GROUND FLOOR PLAN



Progress Print
January 30, 2001

Waynflete Arts Center

360 Spring Street, Portland, Maine

 <small>SS & Associates ARCHITECTS & PLANNERS 1000 BROAD STREET PORTLAND, ME 04102 TEL: 603.761.1111 FAX: 603.761.1112</small>	
PROJECT WAYNFLETE SCHOOL <small>360 SPRING STREET PORTLAND, ME</small> <small>Progress Print January 30, 2001</small>	
FILE REVISED CAMPUS MASTER PLAN PL.001	
TITLE: DESIGN DEVELOPMENT NOT FOR CONSTRUCTION	
SCALE:	REVISION DATE:
DESIGNED BY:	
DRAWN BY:	
DATE:	

02/08/2001

12:58 PM

DELOGU ORLANDO &
JUDITH OR SURV
33 STORER ST
PORTLAND, ME 04102

MACVANE WILLIAM L WWII VET &
MARGARET E JTS
25 STORER ST
PORTLAND, ME 04102

O'LEARY DANIEL E &
HILARY D BASSETT JTS
27 STORER ST
PORTLAND, ME 04102

UBANS JURIS K & MARA JTS
1 THOMAS ST
PORTLAND, ME 04102

WAYNFLETE SCHOOL THE
~~360 SPRING ST~~
PORTLAND, ME 04102

WAYNFLETE SCHOOL THE
~~360 SPRING ST~~
PORTLAND, ME 04102

Maud Abutters 2/8/01



To: Marge Schmuckal
Dan Goyette
DPW- Mike Farmer/ Jim Carmody
Capt. Greg Cass
Jeff Tarling

From: Shukria Wiar

Date: July 3, 2007

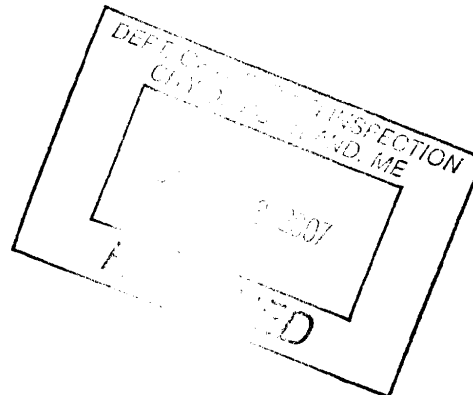
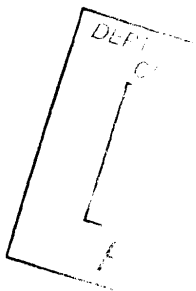
Revised site plan submitted for the following project:

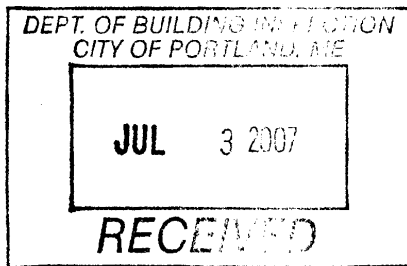
Application ID #: 2007-0085

Project Name: Waynflete Arts Center

Project Address: Storer Street

Comments needed by: July 18, 2007





Waynflete Arts Center
Phase Two
July 3, 2007

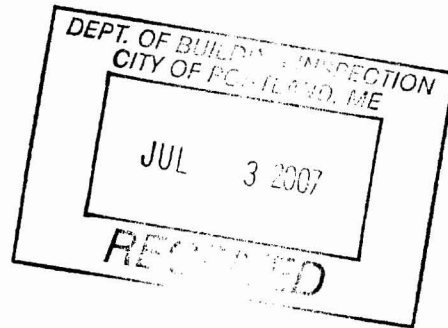


Scott Simons Architects

75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

MEMORANDUM Site Plan Punchlist Memorandum

date: July 3, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040
re: Major Development, Site Plan Punchlist questions of May 31, 2007
to: Shukria Wiar
 Planning Department City of Portland
from: Austin Smith Scott Simons Architects (SSA)
cc: Scott Simons SSA
 Charles Young SSA
 Anne Hagstrom Waynflete
 David Cimino Stroudwater



In response to Planning Staff questions of May 31, 2007:

1. Please provide a narrative as to what was approved in May of 2001 and what is being proposed for this Phase II project. Compare and contrast the two proposals. Please provide this for the workshop hearing.

Please see enclosed memorandum, 'Site Plan Revision Narrative' dated June 12, 2007, from Scott Simons Architects.

2. Technical and Financial letter shall be submitted; We will require in writing what grants and amounts are being used to fund this project. A letter of financial capacity is requested from the school and one from the bank.

Please see enclosed memorandum from Anne Hagstrom, dated June 11, 2007, "Financing for the Construction of Theater and Gymnasium." Also enclosed a letter dated June 12, 2007 from Mark V. Stasium, Vice President, TD Banknorth regarding financial capacity.

3. In a narrative, please address how this project is meeting the conditions of Section 14-103 (b) and Section 14-474.

See enclosed memorandum dated July 2, 2007

project: Waynflete Arts Center, Phase Two
file: Response to PB punchlist of 053107.doc

date: 7/3/07
Page 1 of 1

4. According to the City's Technical and Design Standards and Guideline, Section 2 (A) (b), a two way drive shall be 24' and the site plans shows 20'. The applicant can request a formal waiver of this standard.

Driveway width increased to 24', reflected on enclosed drawing L-1.1 dated July 2, 2007

5. According to the City's Technical and Design Standards and Guidelines, Section 3(A), Parking stalls shall be 9' x 19'. Please show this on the site plan or submit a waiver of the standard.

Current drawings revised to include 9' x 19' parking stall complying with city standards.
See revised drawing L-1.1, dated July 2, 2007.

6. ~~There are various complaints about parking in this neighborhood, what has the school done to address the parking demand? Please provide a narrative in regard to this.~~

See enclosed parking narrative.

7. ~~The City's Traffic Engineer has requested parking analysis be submitted.~~

See enclosed parking narrative.

8. The Waynflete School Campus Master Plan 2006, shows a 24 space parking lot on Storer Street, diagonal from the proposed project site. Why isn't this space being used for parking instead of the proposed parking lot?

(24) car parking lot on east side of Storer, as outlined in the Master Plan of 2006, would accommodate parking for the full build out of the Phase Three of the Arts Center. The (11) spaces currently shown on Phase Two, would be relocated east of Storer. The future (24) car lot would also be providing for the loss of 12 spaces in the creation of the future library quad.

9. Is the Arts and Music Studio, which is included as part of the approved Phase Two plan, being proposed as a third phase? Please explain in full.

While the Third Phase is a possibility, it is not anticipated in the immediate future. If a need for expansion of the Arts Center is determined and funds become available, it will be permitted independently.

10. A utilities plan shall be submitted. The plan shall show all existing and proposed utilities. This shall show the position of the transformer on Storer Street.

- Domestic water Line (2"), fire protection line (6"), & natural gas lines are in place and operational since September of 2001. Each of these utilities was sized to accommodate the full buildout of Phase Two.
- Three phase power is currently provided to the facility from a transformer installed in Phase One east of Storer Street. Connection is made to the Arts Center by underground conduit beneath Storer Street. Existing service connections will be adequate to meet the needs of Phase Two. No street intervention into Storer is anticipated.
- All existing utilities to be documented in site civil drawings.

project: Waynflete Arts Center, Phase Two
file: Response to PB punchlist of 053107.doc

date: 7/3/07
Page 2 of 5

11. *Lighting-catalog cuts showing height, wattage, type, etc. All proposed lighting fixtures need to meet the City's standards. A photometric plan shall be submitted.*

Enclosed is drawing E-2 dated 05.16.07. All exterior lighting is shown with associated site photometrics. Also enclosed are catalog cut sheets of selected fixtures outlining mounting heights, lamping, voltage and cut off properties.

12. *Are there solid waste (trash) containers being proposed on the site? What is being proposed for trash removal?*

- Solid waste is collected within the building to a designated room at the South east corner of the Ground Floor. In addition to trash collection this room will accommodate recycling for the school.
- Site waste storage will be handled in (2) dumpsters, one designated for cardboard with a capacity of 10 yards and another for general waste with a capacity of 6 yards. These will be positioned at the west end of the parking aisle. This will allow for the direct accessibility by waste removal trucks while keeping the waste away from public streets
- Dumpsters will be on cast in place concrete slabs with 6" diameter steel bollards to prevent damage. All four elevations will have screening of a custom cedar enclosure. This screening will match the lower parking screening along the side of Danforth Street for the length of the parking area. Swinging doors of cedar screening will conceal the dumpsters. See drawing L-1.1 dated July 2, 2007.

13. *Submit a copy of the most current master plan for the campus.*

See enclosed Master Plan of 2006.

13. *Submit capacity letter from the various utilities that are required.*

As outlined in question 10 above, utilities are in place and operational. All systems were designed with the original full build out of 2001 in mind. Due to the fact that the current proposal is significantly smaller than the proposal of 2001, capacity is more than adequate for this addition.

14. *Submit copies of deeds for the Waynflete School property.*

Copies of deeds provided to planning staff separately on July 3, 2007.

15. *Submit Architectural renderings of the proposed addition.*

See enclosed renderings, revised elevations and floor plans.

16. *The project proposes a new roof top mechanical unit, submit evidence of the measurement to be taken to lower the noise level.*

The roof top mechanical unit was previously shown centered on roof of the future gymnasium; running east/west. This will be repositioned to run north/south and moved to the far east side of the roof to lessen its visual impact. Unit will be ducted from the bottom lowering the overall height of the unit by 4 feet. The revised position is reflected on the enclosed revised drawing A-1.3, dated July 2, 2007. In addition to the repositioning of the unit, acoustic mechanical screening will be incorporated. Detail SK-3 shows the construction and configuration of the visual and acoustic barrier.

project: Waynflete Arts Center, Phase Two
file: Response to PB punchlist of 053107.doc

date: 7/3/07
Page 3 of 5

17. *When the proposal to convert part of 3 Storer House (Pratt House) into administrative offices came before the Planning Board (June 2006), there were suggestions that this phase should included the space needed. Explain in detail as to how the school is meeting the administrative space that is needed and why it is not being proposed in this development.*

The Arts Center Project approved by the City in 2001 was designed to help meet the School's space and program needs for theater, arts, and athletics. The School's fundraising and planning activities have been focused on those program needs for the past six years and the School is planning to break ground this fall.

There are several reasons why the School will not entertain the suggestion of the Planning Board to include administrative offices in these proposed spaces:

a) The Theater and Gymnasium has been carefully designed to meet the program needs of the School. The Campus Master Plan (approved by the Board of Trustees in 2005 following a year-long process,) thoughtfully considered the long term development of the campus and identified the areas where administrative offices could be housed most appropriately for the long term.

b) Adding four to six offices and associated meeting and support spaces would (to name a few issues) necessitate a redesign of the building, add significantly to the cost of design and construction, add to the footprint of the building, and change the requirements for the mechanical systems which were installed as part of Phase I to serve the subsequent phases of the building as designed.

c) Any delay in beginning construction necessitated by significantly changing the design will delay construction, adding to the costs of construction, and delaying when students will be able to use the facilities.

d) The fundraising for this project is especially sensitive to the timing of breaking ground and pressures from increased construction costs.

18. Department of Public Works comments

a. *A stormwater plan has not been submitted for review. It should include pre and post development flows, an updated capacity letter for the tie in to the combined sewer, and modeling information.*

To be forwarded under separate cover.

b. *A large number of civil site details are missing. Catch basin details, granite curb installation details, tie in details, brick sidewalk details, pipe trench details and trench repair details all should be included.*

To be forwarded under separate cover.

c. *No proposed stormwater or sewer infrastructure is shown on the plans. Locations for proposed piping and where it connections to the existing system are proposed should be indicated on the plans.*

To be forwarded under separate cover.

project: Waynflete Arts Center, Phase Two
file: Response to PB punchlist of 053107.doc

date: 7/3/07
Page 4 of 5

- d. *New Handicapped ramps should be constructed at the corner of Storer and Danforth Streets. The associated details will need to be included.*

Concerning both items d. and e. please note the condition of Storer Street edge, curb and sidewalk in the enclosed photographs. In 2003 a new paving overlay was installed on Storer between Spring and Danforth Street. This raised the top of paving to within 1" to 1 ½" of top of curb. Without addressing the pavement elevation, it is difficult to reset curb heights for long term ADA compliance.

- e. *The conditions of the existing sidewalk should be indicated.*

Existing sidewalk of the west side of Storer Street is cast in place concrete with granite curbing. See enclosed photographs of existing site conditions including Storer Street curbing / sidewalk , existing Norway Maple tree and Danforth Street sidewalk, stone retaining wall, plantings, and fencing.

1. Site Plan Revision Narrative



Scott Simons Architects

75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

MEMORANDUM Site Plan Revision Narrative

date: June 12, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040
re: Narrative describing alterations and amendments to previously approved proposal
to: Planning Department City of Portland
from: Austin Smith Scott Simons Architects (SSA)
cc: Scott Simons SSA
Charles Young SSA
Anne Hagstrom Waynflete
David Cimino Stroudwater

Due to their evolving program and space needs and the realities of their fundraising efforts, the Waynflete School has decided to make several design changes to the Second Phase of the Arts Center project. These changes are primarily organizational, and do not reflect a comprehensive rethinking of the overall program of the building. In prioritizing the overall campus redevelopment plan, Waynflete has determined that pursuing the full extent of Phase Two of the Arts Center is not the best use of the school's resources at this time. Instead, they have divided the original Phase Two into two parts, the new Phase Two and a future Phase Three. The new Phase Two is a more modest proposal than originally presented and approved by the Board, focusing on only the School's most pressing current needs.

As originally designed, the Waynflete Arts Center was to have two phases. The First Phase, completed in 2001, was primarily a visual arts gallery, music room, art room, and dance room addition to Davies Hall. It also included a comprehensive renovation of the interior of Davies, increasing the space for the music and visual arts programs. The Second Phase of the Arts Center was conceived as a far more extensive addition, providing a new performing arts theater with 276 fixed seats, a wood shop, a suite of music rehearsal and support rooms, and a suite of new visual arts studios and support rooms.

The new proposal identifies the most vital elements of the original design and unifies them in a coherent scheme. Considering the extensive development of the visual arts program in Phase One, emphasis has been placed on the performing arts and music in the updated Phase Two proposal. The new design offers more flexible programming through two new, large multi-purpose classroom spaces behind the stage area.

Rather than having specialized rooms dispersed throughout the building, the programs are divided into two clusters, one for Drama and one for Music. Each is anchored by a classroom, off of which ancillary spaces provide support for multiple programs. On the ground floor, the drama classroom functions as a teaching space, a dressing room and a mock-up space for sets. The stage shop is condensed into a small workshop adjacent to the classroom, and the bathroom provides space for costume changes. Due to the decreased shop size, direct access to the outdoors enables larger set pieces to be brought directly onto the stage. The music classroom is directly above the drama classroom, and it serves both the jazz band and the chorus. It has an attached office as well as a rehearsal room and an instrument storage space. The space under the theater seats has been designated as an extensive, and urgently needed, storage room, serving all of the arts programs.

class room

project: Waynflete Arts Center, Phase Two
file: 2003-0040 Revision narative.doc

date: 6/18/07
Page 1 of 2

New infrastructural services are also provided for in this scheme. An indoor recycling and trash room is located on the ground floor to provide a disposal hub for Davies Hall and the now connected Arts Complex. Parking has also been expanded by an additional five spaces to the south of the Phase Two additions.

Many modifications and improvements to the initial proposal have also been driven by the demand for enhanced building performance. Waynflete has long been a proponent of environmental responsibility. While all phases of the Arts Center were initially designed to be ecologically sound, with the recent rise of LEED certification, the criteria for judging a building performance have been significantly refined. As a community, Waynflete has resolved to have the Arts Center achieve LEED certification and as a result we have revised the aspects of the design impacted by these updates, including improvements to the exterior envelope, improvements to the mechanical systems and controls, and the selection of better quality, higher recycled content materials throughout.

2. Financial Capacity

Memorandum

To: Michael J. Patterson, Chair, and Members of the Portland Planning Board
From: Anne C. Hagstrom, Director of Finance and Operations
Date: June 11, 2007
Re: Financing for Construction of Theater and Gymnasium

The construction of the theater and gymnasium is the next part of the three-phase project originally approved by the Planning Board. The first phase was completed in 2002. The estimated construction costs for this phase of the project are \$4,300,000.

Waynflete has undertaken a capital fundraising campaign for the theater and gymnasium and has raised over \$4,600,000 in cash and pledges to date. The campaign goal is \$6,600,000 which includes fundraising for endowment as well. Waynflete is also preparing to issue tax exempt bonds of approximately \$5,000,000 which should occur in the late summer or early fall.



TD Banknorth, N.A.
One Portland Square
P.O. Box 9540
Portland, ME 04112-9540
T: 207 761-8500 F: 207 761-8660
Toll Free: 800 462-3666
TDBanknorth.com

June 12, 2007

Planning Board
City of Portland
389 Congress Street
Portland, ME 04101

Dear Board Members:

I am pleased to provide to you a letter of recommendation regarding The Waynflete School's proposed Theater and Gymnasium Project.

Waynflete has maintained its commercial banking relationship with TD Banknorth since December, 1995. Waynflete has always handled its banking relationship, which includes both loan and deposit accounts, in a fully satisfactory manner. I am further impressed by the school's overall management capabilities and its strong commitment to fiscal responsibility. In summary, Waynflete has demonstrated the financial capacity to fund the proposed project.

Please contact me at 207-761-8787 if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark V. Stasium'.

Mark V. Stasium
Vice President

3. Sections 14-103 (b) & 14-474



Scott Simons Architects

75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

MEMORANDUM Conditional Use Permit

date: July 2, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040
re: *Narrative describing conformance to conditions of land use code*
to: Planning Department City of Portland
from: Austin Smith Scott Simons Architects (SSA)
cc: Scott Simons SSA
Charles Young SSA
Anne Hagstrom Waynflete
David Cimino Stroudwater

In response to:

3. In a narrative please address how this project is meeting the conditions of section 14-103(b) and section 14-474

1) In accordance with the conditional use standards of the Land Use code (14-474c), the Waynflete Arts Center addition can be classified as a permitted conditional use:

In R-4 zoning, a conditional use permit may be issued for an *Elementary, middle or secondary school* use, and the scope of the WAC addition conforms entirely with these functions. The addition provides classroom space, assembly space for students, faculty and parents, and a performance space for students. Waynflete will be the exclusive operator of the proposed facility, and no non-school related organizations will utilize this facility in any way. All of these functions are currently present at the school, so this addition can be seen as an extensive facilities upgrade.

2) The expanded Arts Center conforms to the additional conditional use provisions and standards applicable in an R-4 zone (14-103b).

From a strictly programmatic perspective, the WAC addition is critical for the proper functioning of the school. Currently there is no space on the Waynflete campus capable of accommodating either the upper school student body as a whole or all-staff meetings. To continue Waynflete's long standing commitment to the arts, the WAC must also be an outstanding teaching theater. The rehearsal rooms, performing arts classrooms and other support spaces are integral to the development of a comprehensive curriculum. The adjacencies of these spaces are tailored to the proper functioning of the theater. Building a new space is the optimal solution to these programmatic requirements; it is not possible to achieve these goals using the existing campus buildings. Further, this project is entirely within the footprint of the previously approved master plan and earlier WAC addition.

project: Waynflete Arts Center, Phase Two
file: 2003-0040 Conditional use.doc

date: 7/3/07
Page 1 of 1

4 & 5. Site Plan Parking Revisions

WAYNFLETE SCHOOL

Campus Master Plan

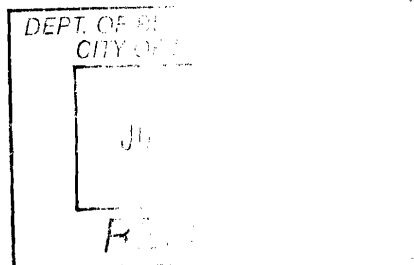
Approved by the Board of Trustees
March 15, 2005

The Campus Master Plan Committee

David Brown
Taffy Field
Anne Hagstrom
Peter Hamblin
Cinda Joyce
Mark Lickus
Alan McIlhenny, chair
Cynthia Orcutt
Scott Simons

With the assistance of:

Jane Begert
Peter Brewitt
Molly MacAuslan
John Orcutt
Mark Segar



Waynflete School

Campus Master Plan

Achievements of the past decade:

Waynflete invested millions of dollars to improve its facilities over the past decade, and the improvements are evident everywhere.

Upper School:

- Construction of the Science Wing
- Complete renovation of the Emery building
- Improvements to the café and basement work and storage areas

Middle School:

- Construction of the addition linking Morrill and Cook-Hyde
- Complete renovation of Morrill, Cook-Hyde and Hurd
- Creation of the Academic Support Center in Hurd
- Creation of the archives space in Morrill
- Locker room created in the garage building
- Play area improvement

Lower School:

- Creation of the 2-3 classroom in Hewes
- Renovation of the Early Childhood classrooms
- Lower playground improvements and expansion

The Arts Center:

- Completion of Phase 1 the gallery and studios
- Renovation of Daveis House

Gymnasium:

- Construction of the locker room addition

Administration:

- Creation of the faculty workroom and mailroom
- Office renovations

Outdoors:

- Improved pathways and lighting
- The Loop Road around Thomas House
- Fore River Fields:
 - tennis courts
 - baseball diamond

New Properties:

- 305 Danforth Street – The Headmaster’s House
- 3 Storer Street
- Several small parcels adjacent to the Fore River Fields

Maintenance:

- Everywhere, with more always needed

Guiding Assumptions and Principles

Several important assumptions underlie the 2005 Campus Master Plan:

- Waynflete will remain on its campus in Portland’s West End, and its athletic facilities will remain at the Fore River Fields off Osgood Street
- The size of the school will remain at its current level of approximately 540 students
- The relative sizes and age-ranges of the three school divisions will remain the same: Lower School EC (3 and 4 year olds) – 5th grade (165 students); Middle School 6th – 8th grades (140 students); Upper School 9th – 12th (235 students)
- Continuity will be maintained in the School’s mission and programs

And several guiding principles underlie our deliberations and recommendations:

- Enhance safety
- Promote accessibility
- Preserve open space
- Preserve the historic character and distinctive appeal of the school campus and buildings
- Consider environmental issues of energy efficiency and green design
- Create welcoming points of access to the campus and to the school divisions
- Invest in the maintenance of all of the buildings – endow this if possible

Methodology

This an updating of the 1994 Campus Master Plan rather than an attempt to start from scratch. Where the earlier document relied on extensive interviews with stakeholders throughout the school, we have relied on interviews with the heads of the school's three divisions – Lower, Middle and Upper – and with those in charge of specific facilities or functions, such as the library, the café and the athletic department. An extensive questionnaire was prepared by the committee to help those interviewed assess their respective facility needs, and many used the questionnaire to solicit the input of their division faculty or co-workers. The principal respondents were asked to dream – a little- with the understanding that their dreams would face stiff competition for limited financial resources. The committee thanks all who helped us gather the information that went into this report.

The process we followed included the following elements:

- Establishment our Guiding Principles
- Identification of Existing Conditions on the Campus
 - Site
 - Building Use
 - Open Space and Landscape
 - Circulation and Parking
 - Buildings
 - Useable square footage
 - Identification of storage areas and condition
- Identification of future physical needs through the interview and questionnaire process described above
- Charrettes to explore alternative ideas for future improvements
- Refinement of a preferred Final Plan to be used as a starting point by decision makers preparing funding and construction plans

Waynflete School Campus Master Plan

Priorities and Recommendations for Future Planning

March 15, 2005

The Board of Trustees established the Campus Master Planning Committee (CMP) in the fall of 2003 as a subcommittee of Buildings and Grounds to recommend revisions to the 1994 Waynflete Campus Master Plan. The revised Plan summarized below also addresses the fourth goal of the 2002 Strategic Plan to “improve facilities to meet program needs”. The subcommittee consisted of trustees, faculty, staff, parents, and architects.

In June of 2004, the Board of Trustees approved fundraising and construction design for the Theater and Gymnasium Project which is the School’s first priority for current new construction. The proposed revisions to the Campus Master Plan assume that this facility will be built.

The CMP recommended that the next priorities for Waynflete should be a New Lower School and an Athletic Fieldhouse & Additional Playing Fields in that order. Other projects considered as having a high level of importance, and which would greatly enhance the program and campus are listed in Tier II in alphabetical order; these have not been prioritized. The third section is a list of other important needs and considerations identified in the planning process, some of which could be addressed through the completion of other projects.

I. Tier I Campus Master Plan Priorities.

1. **New Lower School**. The first priority for future investment is the creation of a New Lower School. While this would not involve the construction of a new building, the addition of new spaces and renovation of existing areas would result in a transformation so complete that, in effect, the Lower School would seem entirely new. Although there have been some improvements to the Lower School as part of the prior Campus Master Plan (creation of the 2-3 classroom, renovation of Early Childhood spaces, and playground improvements and expansion), classrooms for K-1, 2-3, and 4-5 continue to be overcrowded, there is little quiet space anywhere in the building, no entry or central gathering place, no library space, a crowded art studio space, no space for academic tutorials, no dedicated space for the Afterschool Program¹, an inadequate and out-of-date playground for the youngest children, and no handicapped access to the 2-3 program.² Further, storage for curriculum materials is

¹ One possibility for creating dedicated space for Afterschool as well as additional meeting rooms and storage areas would be to purchase and renovate the house at 11 Fletcher Street, known as the Webber House. There would be many factors to consider (cost of purchase and renovations, availability for actual use given zoning and land use restrictions), but its location within the natural footprint of the Waynflete campus and proximity to the Lower School suggest that it could be a viable solution.

² Handicapped access to the 2-3 classroom will be addressed in the spring of 2005 at least as a temporary solution. A long-term solution may also be possible with the completion of the Theater and Gymnasium Project.

vision of the Arts Center and there will still be a need for larger classrooms and art studio spaces in the future.

➤ Library and Technology Center. The existing Library in the Emery Building is an active, bright and welcoming space, typically crowded with students. Although used most intensively by Upper School students, it serves the library needs of the whole school. The offices for technology staff are currently located in Cook-Hyde and storage for equipment (CD's, slides, computers, DVD's, tapes, etc.) is in various places across campus. Both Middle and Upper schools have a computer room for student use, although the Middle School would benefit from having a larger classroom that could hold more computers.

Additional space for books, research, work areas for library staff and students, and storage is increasingly necessary. Storage for technology equipment should be centralized and offices for technology staff should be in closer proximity to the Library. There could also be spaces dedicated to more advanced technology uses such as a media center.

The Committee looked at the possibility of adding a floor to the top of the current library, expanding the library down the eastern slope or building a new building on campus. A new building could possibly be located in the area of the current Storer parking lot, but this siting would reduce the amount of play/open space on campus which, as noted below is also a significant need. A new building would, however, have a ripple effect across the campus in opening up additional space in Emery and Ruth Cook Hyde. A two-story building in either location or an expansion of the current facility could have exciting possibilities for library services by providing browsing/fiction on one level with a centralized open circulation desk and a second level for reference/quiet study and computer work stations. Technology staff could be housed in that building along with storage. The possibility of demonstration classrooms or a media center could also be explored.

➤ Play Space and Open Space. Play space on campus is severely limited for all three schools. Although Middle School play areas improved dramatically with the completion of the Loop Road/MS Playground Project, there is still limited space for games involving throwing or distance such as football and lacrosse. The Sanctuary is an area reserved for quiet conversations or reflection and is not used for active games. The Lower School field along Danforth Street is limited in size due to construction activity, parking, and is used heavily by Lower School students. Any new construction on campus should keep in mind the importance of maintaining or adding to play space.

Preservation of open space is important both for the School and the neighborhood. The School has improved the feeling of open space on campus with the completion of the Loop Road Project and the creation of pathways linking Emery, Daveis, Hurd House, and the sanctuary.

➤ Waynflete Front Door. The "Front Door" refers to the first impression that visitors have when they come to Waynflete, whether in Thomas House or Lower, Middle or Upper School. This impression is important for current and prospective families, alumni, candidates for employment, and other visitors. The goal is for the School to be physically organized and staffed in a way that it is warm, welcoming, and easy to navigate for everyone who comes.

materials and tables for students to use to research opportunities would provide welcome support for this important aspect of the Upper School.

➤ Faculty Housing. Short or long term faculty housing could assist new faculty/staff moving to the Portland area and other faculty/staff faced with high housing costs. The availability of on-campus or near-campus housing could also help alleviate the housing shortage in Portland.

➤ Parking. The possibility of additional on-campus parking should be considered whenever possible as part of the School's ongoing efforts to improve safety and reduce the impact of parking in the neighborhood.

➤ Storage. The need for more storage across the School is critical. Some of the projects in Tiers I and II include a storage component as well. Any current storage space that is converted to other uses should have an accompanying storage plan elsewhere on campus.

➤ Upper School: The primary unmet need in the Upper School is for gathering spaces for large groups of up to 65 people.

P r o g r a m S u m m a r y

Project: Waynflete Master Plan – Programming

Re: Summary of Programming Interview Sheets for Tier I and II
Projects

Waynflete School Program			
Space Name	Existing SF	Proposed SF	Remarks
Lower School	11,100 SF 0 SF 600 SF 0 SF 500 SF <u>3,800 SF</u> 16,000 SF	3,050 SF 1,350 SF 800 SF 1,250 SF 800 SF <u>4,300 SF</u> 11,550 SF	Classroom space Lower School Library Art Studio First Floor of Webber House Offices Storage, Lobby, 30% planning factor Sub-total for Lower School
Fieldhouse	9,500 SF	30,000 SF 43,300 SF	Option #1 – 2-court Gym Option #2 – 3-court mini Field House
Library/Technology	2,800 SF 270 SF	2,800 SF 800 SF	Note: Proposed Library for LS is included in the LS proposed SF Technology
Front Door/Administration	1,200 SF 2,100 SF 500 SF 1,000 SF <u>1,800 SF</u> 8,700 SF	540 SF 175 SF 500 SF 200 SF <u>650 SF</u> 4,865 SF	Headmaster and Admissions Development and Business College Counseling/Registrar Maintenance Storage/Garage Sub-total for Administration

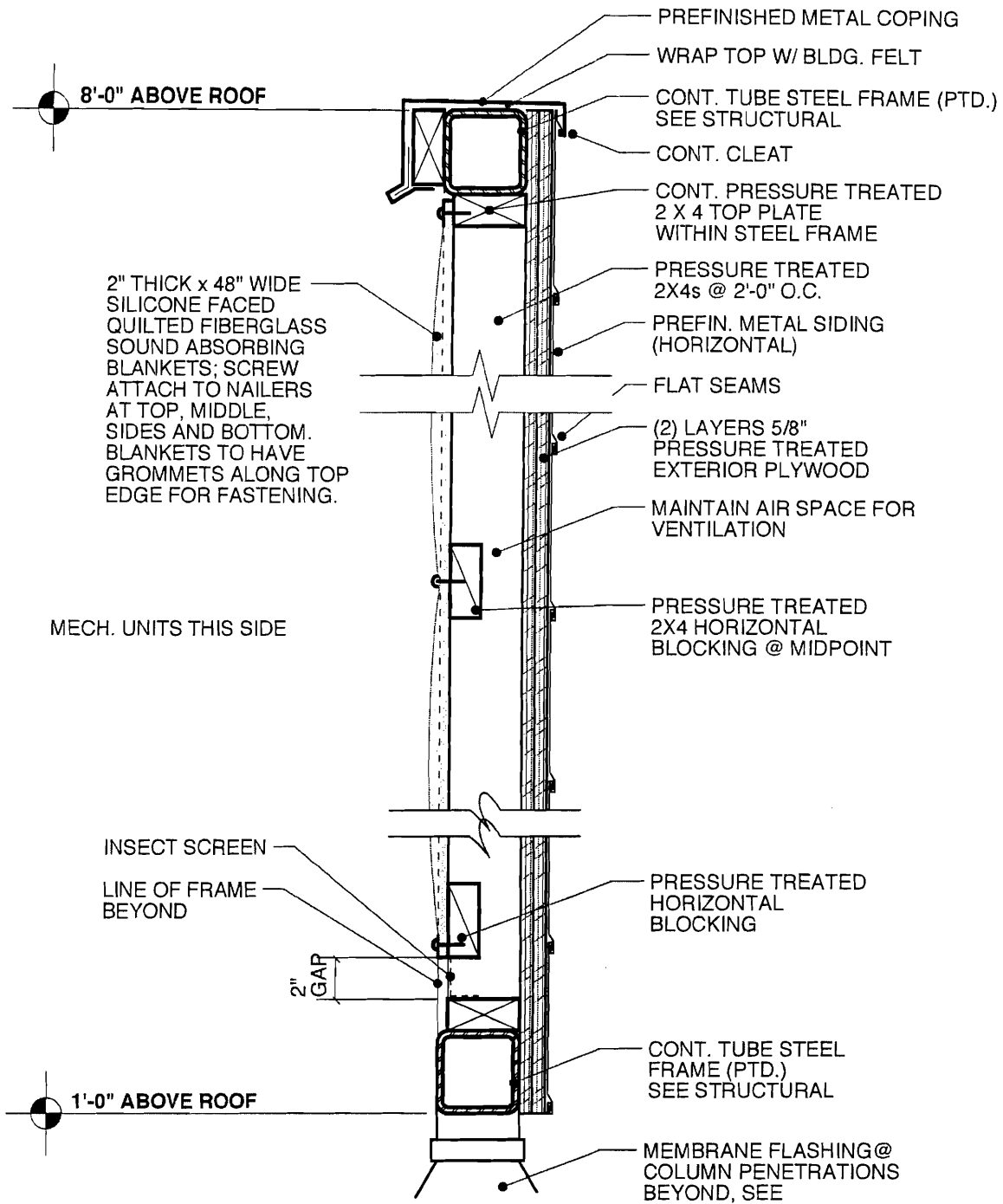
C o s t S u m m a r y


Project: Waynflete Master Plan – Programming

Re: Summary of Cost Estimates for Selected Projects as of January, 2005³

Waynflete School Program			
Space Name	Proposed SF	Costs	Remarks
Lower School			
Classrooms	3,050 SF	Renovation 3850 SF @ \$95/SF = \$370,000	Assume 1/3 of projec Assume 2/3 of projec
Library	1,350 SF	New Construction 7700 SF @ \$125/SF = \$965,000	
Art Studio	800 SF	Total Construction \$1,335,000	
Afterschool	1,250 SF		
Offices	800 SF	15% Equipment (FF & E) \$1,540,000	
Storage, Lobby, 30% planning	4,300 SF	15% Soft Costs \$1,770,000	
	11,550 SF	10% Contingency \$1,950,000	
		Endowment @? %	
Fieldhouse	30,000 SF	Building & Site Construction (\$100/SF) \$3,000,000	2-court Gym
		15% Soft Costs \$3,450,000	
		10% Contingency \$3,800,000	
	43,300 SF	Building & Site Construction (\$100/SF) \$4,300,000	3-court mini Field Hc
		15% Soft Costs \$4,950,000	
		10% Contingency \$5,500,000	
		Endowment @? %	
New Library/Technology	12,000 SF	Building & Site Construction (\$130/SF) \$1,560,000	
Library – MS & US		15% Equipment (FF & E) \$1,800,000	
Technology dept./classes		15% Soft Costs \$2,070,000	
Storage		10% Contingency \$2,300,000	
		Endowment @? %	

³ Costs have been estimated only on the basis of square footage and are very rough estimates.




 Scott Simons Architects
 15 Franklin Street Art
 Portland, Maine 04101
 phone 207 772 4656
 fax 207 828 4656

PROJECT: **WAYNFLETE ARTS CENTER**
 360 SPRING STREET, PORTLAND, MAINE
 PROJECT NO. 2003-0040
 TITLE: **Mechanical Screening at RTU**
 SCALE: 1 1/2" = 1'-0"
 DATE: November 24, 2004
 2004 © Scott Simons Architects

SK-3

18D. & 18e. Existing Street Conditions

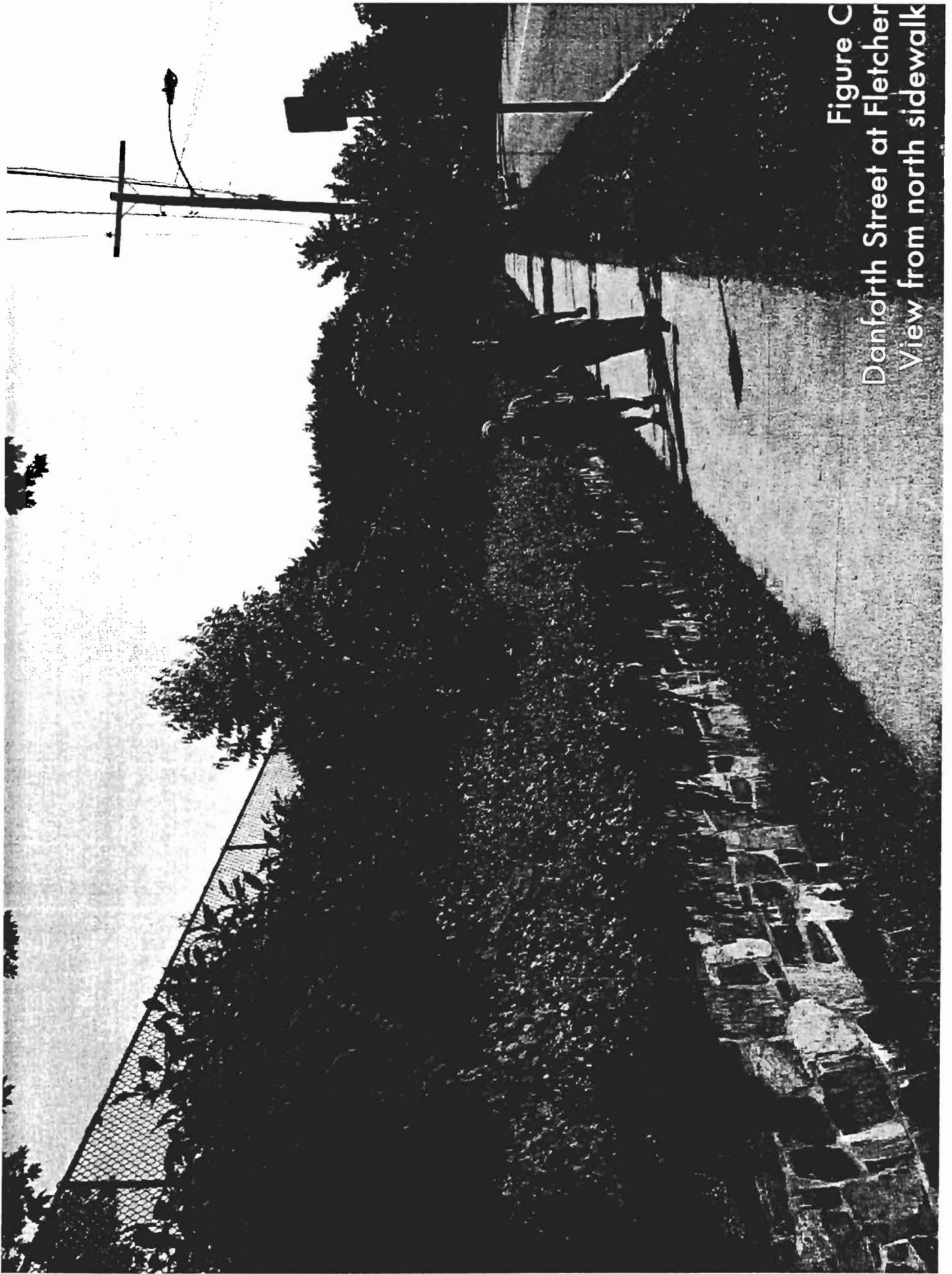


Figure C
Danforth Street at Fletcher
View from north sidewalk

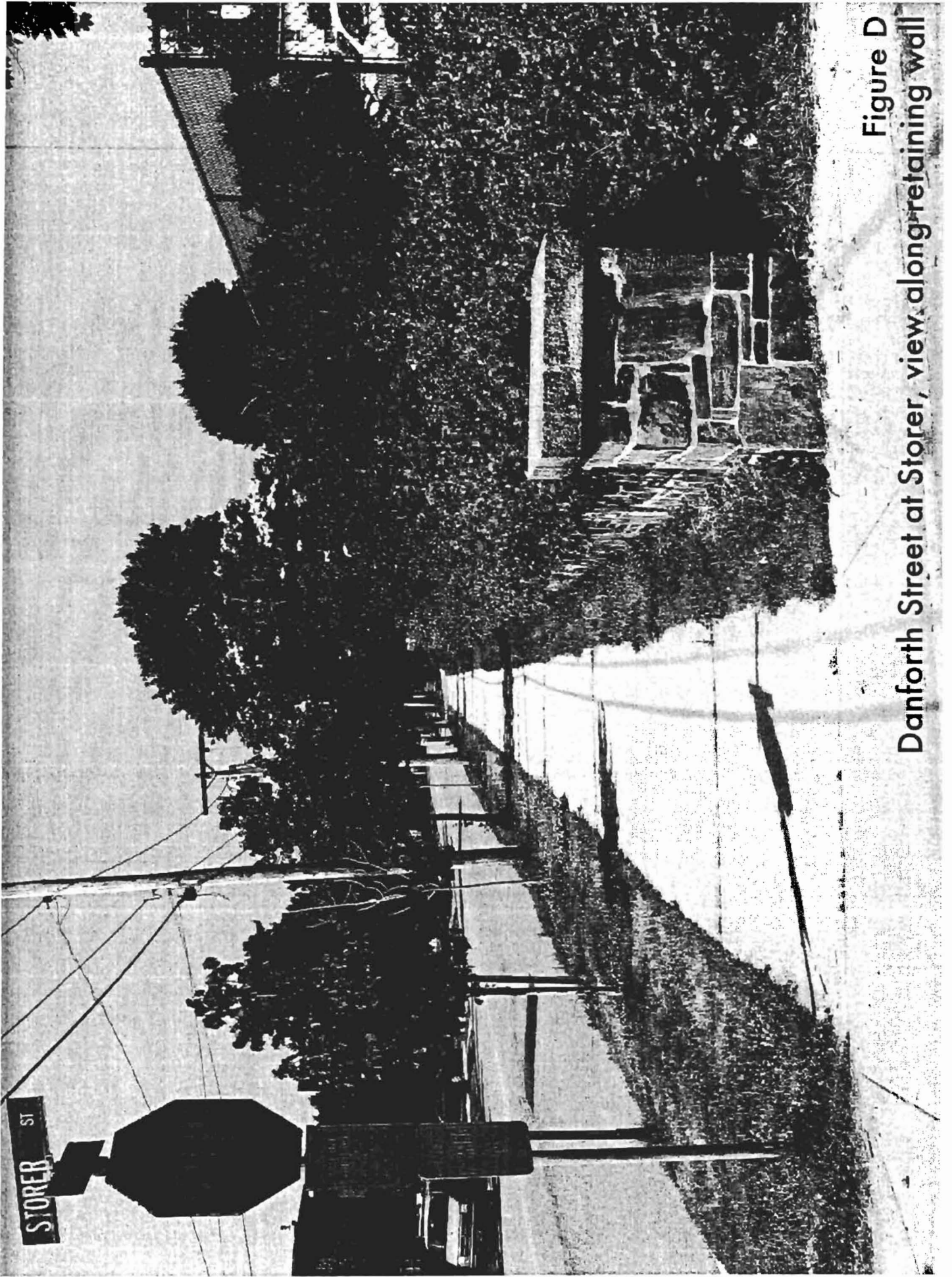


Figure D
Danforth Street at Storer, view along retaining wall

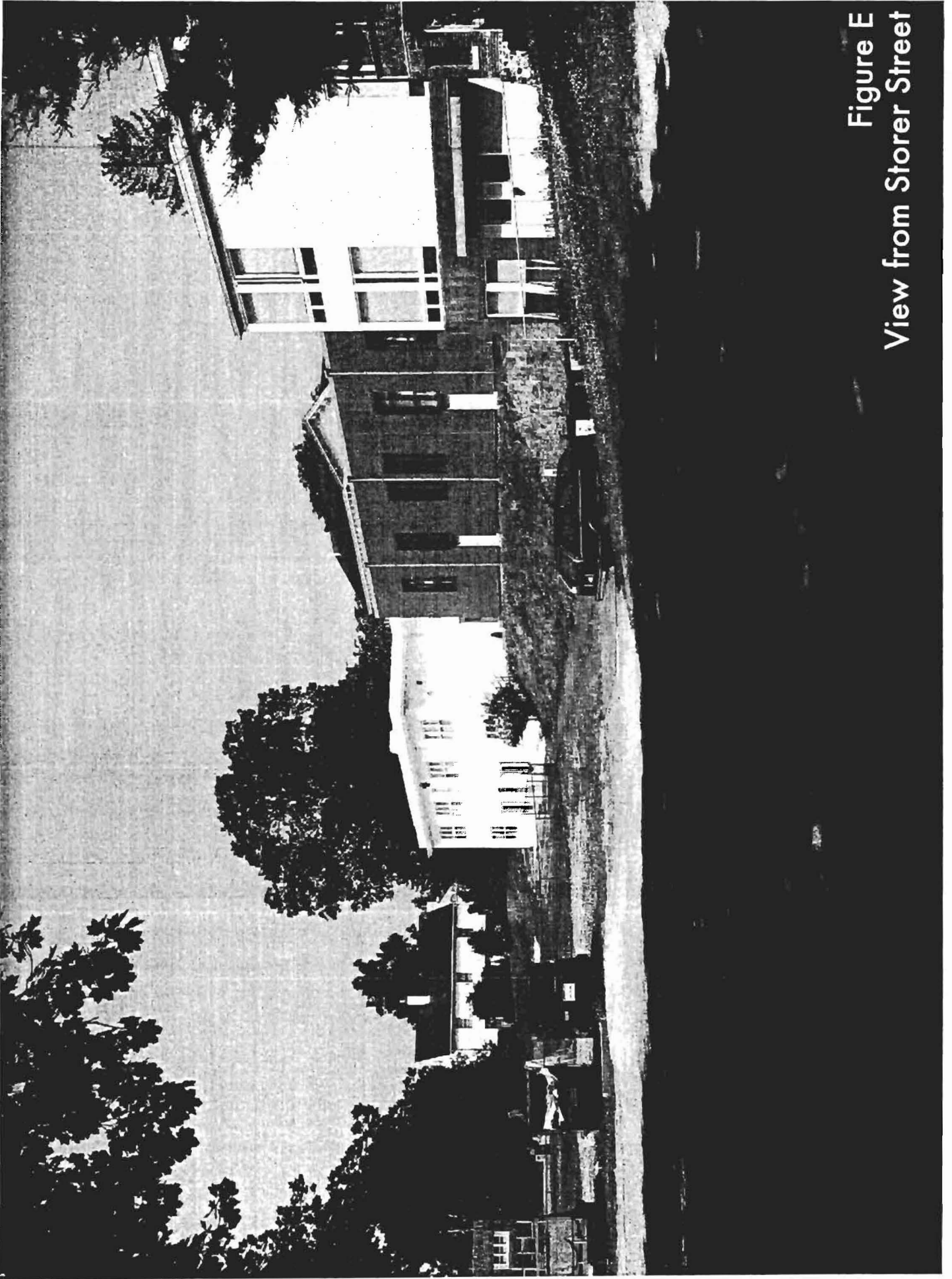


Figure E
View from Storer Street

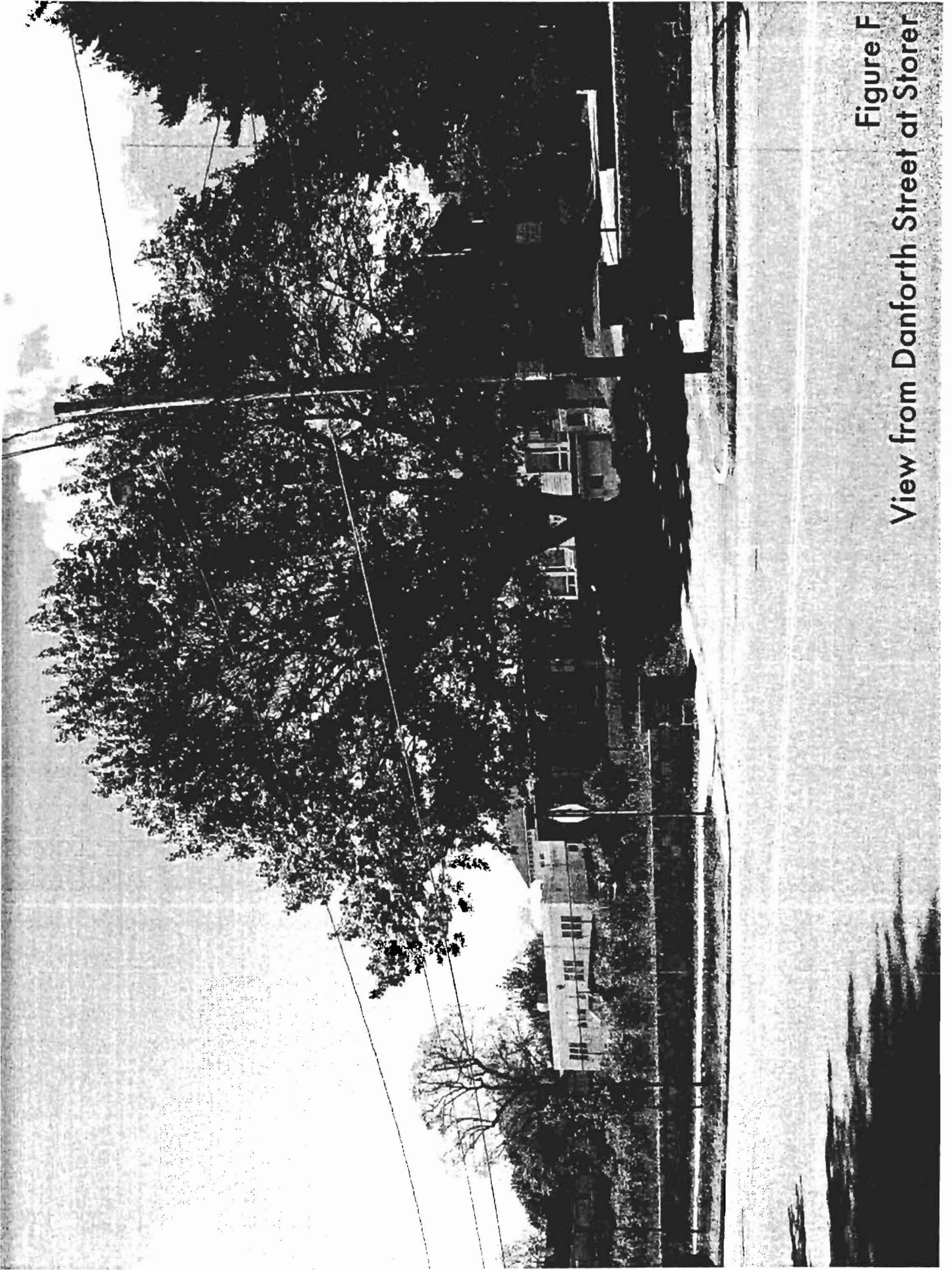
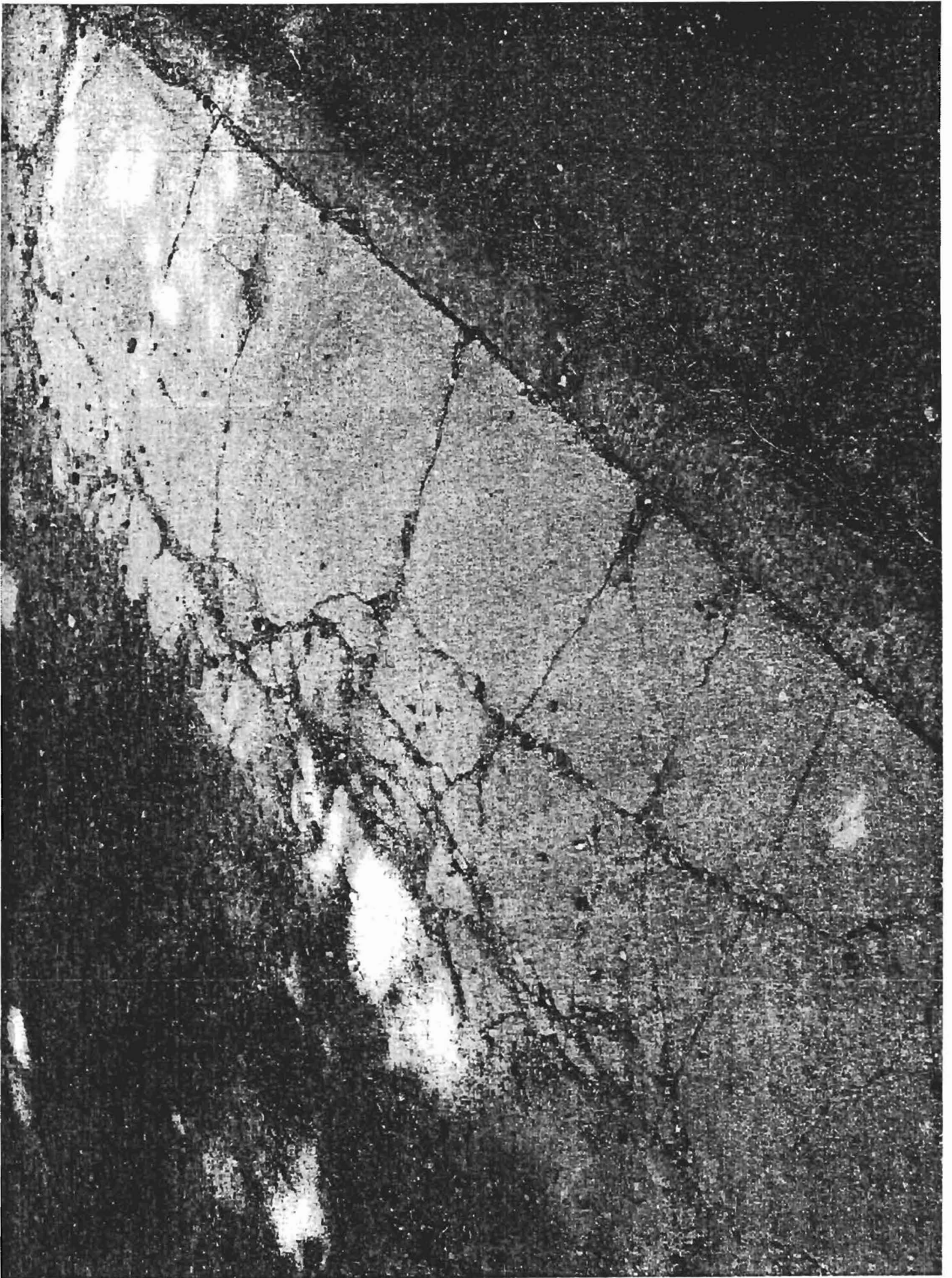


Figure F
View from Danforth Street at Storer





To: Marge Schmuckal
DPW
Capt. Greg Cass
Jeff Tarling

From: Shukria Wiar

Date: August 1, 2007

Additional information submitted for the following project:

Application ID #: 2007-0085

Project Name: Waynflete Arts Center

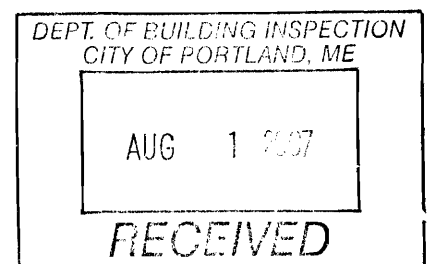
Project Address: Storer Street

Comments needed by: August 8, 2007

This project is scheduled for a PUBLIC HEARING on AUGUST 14, 2007; therefore I will need comments by the above date.

Thank you.

8/1/07



MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0085

Date: 8/9/2007

I have received plans showing the methodology normally applied to determining average grade and height measurements. The proposal is just under the maximum height of 35 feet and is meeting the R-4 zone.

If the parking lot is deemed to be temporary, all the required parking that is now being met shall be replaced somewhere on the site prior to the removal of this parking lot.



Scott Simons Architects

75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656

→ Marge Schmuckal

Zoning

Heres another copy -
see e-mail. will
discuss June 7th
DW Rev. Jan

May 30, 2006

Planning and Development I
Attn: Jean Fraser
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Jean,

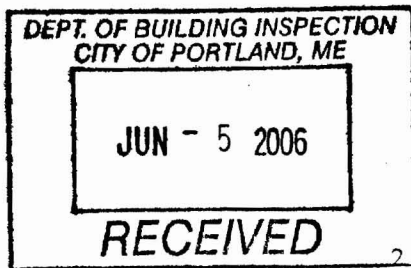
Thank you for your letter of May 1st regarding the Conditional Use Application by Waynflete School for 3 Storer Street in Portland. We have responded to the questions you raised in order below:

1. Why can't the proposed use be accommodated on the existing Waynflete School site through the more efficient utilization of existing land or buildings?

The proposed use is for administrative offices. Currently, most administrative offices are located in Thomas House which is overcrowded. For example, nine Development staff and volunteers share four offices. Three Business Office staff share a single office. There is little space for parent volunteers, staff meetings, or private conferences. Over the past ten years Waynflete has renovated at least eight of their existing buildings and converted many basement and attic areas to institutional uses. They have created Lower, Middle and Upper School classrooms, music rehearsal rooms, tutorial spaces, student gathering areas, locker rooms, faculty workrooms, a mailroom, cafeteria, and administrative offices, among other things. At this time there are no other spaces available that can relieve the overcrowding and provide suitable office and meeting spaces for the School. The use of a portion of the 3 Storer Street house for these purposes while maintaining a residential use as well presents the best option for the neighborhood and School.

Please provide a plan showing the existing land and property used by and owned by Waynflete School (showing lot lines and buildings, with use and ownership separately annotated) so that the current relationship between the school and surrounding residential area can be understood. This will assist in clarifying whether there is significant encroachment of the school use into residential areas.

I have attached a survey of the Waynflete School properties.



3. Please clarify the floor area, number of rooms and access and kitchen arrangements for the remaining residential use, so that it can be confirmed as useable as a single family unit.

The footprint of the first floor of the house is approximately 1,695 SF.

The total size of the house is approximately 3,135 SF.

The final layout of the apartment has not yet been determined. The goal is to divide the house into two roughly equal size uses, approximately 1,500-1,600 SF each.

4. Please confirm whether the property has been in any other use other than residential and if so, over what periods?

The house has remained in residential use.

5. Please clarify the characteristics of the proposed use, e.g.:

- a. Parking by staff or others on Storer Street or Danforth Street?

There will be no increase or change in parking by staff or others.

Staff currently park in parking lots on campus or on Vaughn or Danforth Streets, or in other designated areas in the neighborhood. This will not change.

Waynslete has a parking plan that has been reviewed by the

Planning Board and the neighborhood and has been working well for many years.

The rear driveway will be maintained for residential use.

- b. Hours of school use of the lower floor facilities?

The School will use the institutional space during normal business hours, Monday through Friday, 7:30 AM to 5:00 PM and occasionally at other times.

- c. Numbers of people coming to and from the building?

The School expects to have from four to seven people working in the building.

They also expect there could be ten to twenty visitors to the building per day, depending on the final uses determined for the institutional uses within the building.

- d. How will it differ from residential use of the first floor?

The School plans to make only minor changes to the layout of the interior of the house, primarily to provide a painted wall/fire separation between the residential and institutional uses. The only perceived differences in the use of the first floor would be the lack of lights on during the evening hours, and the slightly more frequent coming and going of people during the day.

e. What part of the first floor would be storage?

Very little of the first floor will be used for storage. The School does not anticipate using the building for storage of any large or bulk items, only paper supplies and items needed to support the institutional/office use.

5. What controls may be incorporated to avoid the upper floor from being used for school use as well?

The exact configuration of the residential space has not been determined; it is possible that the best use and most natural partition would be for part of the first and second floors to both be used for residential and administrative uses, but the School would not use any portion of the residential space for school purposes. Waynflete does not foresee the need to use the residential space for institutional purposes in the near future.

We understand that the proposed construction of the external ramp to provide handicap access to the first floor will require Historic Preservation Review and will submit our plan for review to Deb Andrews.

Thank you for your consideration of this project. We believe that the Storer Street project will not adversely impact the residential community surrounding Waynflete. Please let me know if you have further questions.

Sincerely,



Scott Simons

Cc: Sarah Hopkins, Development Review Services Manager
Deborah Andrews, Historic Preservation Program Manager
Marge Schmuckal, Zoning Administrator

PLANNING BOARD

Kevin Beal, Chair
Michael Patterson, Vice Chair
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk
Janice E. Tevanian

September 19, 2006

Mark W. Segar
Head of School
Waynflete School
360 Spring Street
Portland, ME. 04102

Scott Simons
Scott Simons Architects
75 York Street
Portland, ME. 04101

Re: 3 Storer Street (Pratt House)
Chart 61 Block G Lot 4
Zoning Application # 922

Dear Mr. Segar and Mr. Simons:

On September 12, 2006 the Planning Board voted 5-0 (Odokara recused; Patterson absent) to table consideration of the above application. This motion resulted from votes on the two following motions:

- 1. The Portland Planning Board voted 2-3 (Odokara recused; Patterson absent) that the proposal to use the first floor/portion of Pratt House at 3 Storer Street for institutional use is in conformance with the Conditional Use Standards of the Land Use Code.

Potential Conditions of Approval:

- i. *The institutional use shall be limited to 1500 sq feet, predominantly on the first floor, and the remaining area must be maintained as a single viable residential unit with independent access; and*
- ii. *The institutional use shall be limited to between the hours of 7:30am and 10:00pm on weekdays only; and*
- iii. *That the applicant shall not create any additional parking areas to serve the institutional uses at 3 Storer Street or adjacent to it (on the land between the property and the Head's house on Danforth Street); and*
- iv. *The access for the institutional use shall be limited to Storer Street with the exception of handicap access.*

- 2. The Portland Planning Board voted 3-2 (Odokara recused; Patterson absent) that the proposal to use the first floor/portion of Pratt House at 3 Storer Street for institutional use is denied.

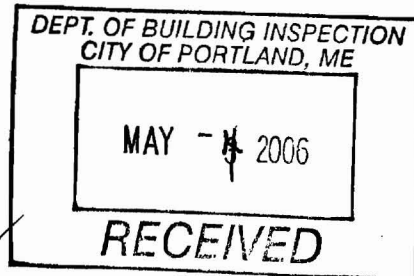


PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life® www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director
May 1, 2006



Copy for Marge S
061 6004
3 Storer St.

Scott Simons, Architect
Scott Simons Architects
75 York Street
Portland, ME 04101

Dear Mr. Simons,

Conditional Use Application by Waynflete School: 3 Storer Street

I refer to the Conditional Use Application to change a portion of the ground floor property at 3 Storer Street to meeting rooms and seminar rooms for the use of Waynflete School.

I write to confirm that this application will be considered at a Planning Board Workshop on June 13th, 2006. The Planning Board will review the application in the context of the applicable standards as set out in Sections 14-103 (b) and 14-474. Further information, as outlined below, is requested to help the Board make a determination:

1. Why can't the proposed use be accommodated on the existing Waynflete School site through the more efficient utilization of existing land or buildings?
2. Please provide a plan showing the existing land and property used by and owned by Waynflete School (showing lot lines and buildings, with use and ownership separately annotated) so that the current relationship between the school and surrounding residential area can be understood. This will assist in clarifying whether there is significant encroachment of the school use into residential areas.
3. Please clarify the floor area, number of rooms and access and kitchen arrangements for the remaining residential use, so that it can be confirmed as useable as a single family unit.
4. Please confirm whether the property has been in any other use other than residential and if so, over what periods?

O:\PLANDEV\REV\W\Spring360 incl.Waynflete\Waynflete 3 Storer (Pratt House) 2006\letter re CondUse3 Storer - Waynflete 5.1.06.doc

5. Please clarify the characteristics of the proposed use eg:
 - a. Parking by staff or others on Storer Street or Danforth Street?
 - b. Hours of school use of the lower floor facilities?
 - c. Numbers of people coming to and from the building?
 - d. How will it differ from residential use of the first floor?
 - e. What part of the first floor would be storage?

6. What controls may be incorporated to avoid the upper floor from being used for school use as well?

Also please note that the proposed construction of an external ramp to provide handicap access to the first floor will require Historic Preservation Review and the Historic Preservation Program Manager (Deborah Andrews, on 874 8726) can advise.

Do not hesitate to contact me if you have any questions regarding this letter; I can be reached at 874 8728 or at jf@portlandmaine.gov.

Sincerely,



Jean Fraser
Planner

cc. Sarah Hopkins, Development Review Services Manager
Deborah Andrews, Historic Preservation Program Manager
Marge Schmuckal, Zoning Administrator

STATEMENT OF SPECIAL INSPECTIONS

PROJECT:	Salvation Army Addition/Renovation
LOCATION:	297 Cumberland Avenue Portland, Maine
PERMIT APPLICANT:	Ledgewood Construction
APPLICANT'S ADDRESS:	27 Main Street South Portland, Maine 04106

Structural Engineer of Record:

Michael A. Cunningham, P.E.

SMRT, Inc.

Name

Firm

Architect of Record:

Kristen Damuth

SMRT, Inc.

Name

Firm

This Statement of Special Inspections is submitted in accordance with Section 1704 of the 2003 International Building Code. It includes a "Schedule of Special Inspections" and a "Special Inspections List of Agents" specific to this project. The Special Inspector is identified in the "List of Agents."

The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Structural Engineer of Record. All discrepancies will be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Structural Engineer of Record and Code Official. Interim reports shall be submitted to the Structural Engineer of Record and the Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect and install the materials listed.

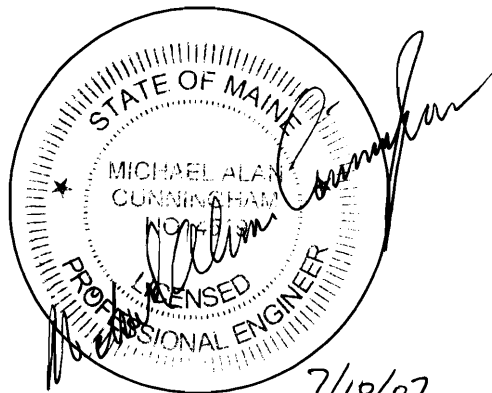
Prepared by: *(Structural Engineer of Record)*

Michael A. Cunningham, P.E.

(Name)


(Signature)

7/10/07
(Date)



*Structural Engineer of Record's
P.E. Seal*

SPECIAL INSPECTIONS - LIST OF AGENTS

PROJECT: Salvation Army Addition/Renovation

LOCATION: 297 Cumberland Avenue, Portland, Maine

STRUCTURAL

ENGINEER OF RECORD: Michael A. Cunningham, P.E.

Name

144 Fore Street, Portland, Maine

Address

SMRT, Inc.

Firm

ARCHITECT

OF RECORD:

Kristen Damuth

Name

144 Fore Street, Portland, Maine

Address

SMRT, Inc.

Firm

Following is the list of Agents selected for performance of Special Inspections for this project.

	Type	Name	Firm
1.	Special Inspector	Michael Cunningham	SMRT, Inc.
2.	Geotechnical Engineer	Erik Wiberg	R. W. Gillespie and Associates
3.	Agent	Andrew Pytlak	SMRT, Inc.
4.	Agent	Janusz Wszola	SMRT, Inc.
5.	Agent	Ronald Rideout	SMRT, Inc.
6.	Testing Agents		R. W. Gillespie and Associates
7.			
8.			
9.			
10.			

February 15, 2007

madix

STORE FIXTURES

Goodwater Alabama
Phone: 1-800-633-6282
Fax: 256-839-6840
E-Mail: Dwilder@www.madixinc.com

Mr. Randy Kangas
Bruce Ronayne Hamilton Architects Inc.
833 Turnpike Road
P.O. Box 104
New Ipswich, NH 03071

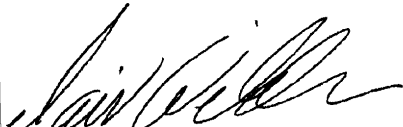
RE: RMI

Dear Mr. Kangas

This letter is to confirm that all Madix products are constructed and tested in accordance with RMI and ANSI specifications.

Thank you for the opportunity to be of service to Rite Aid. Please contact Madix or your sales representative for additional information.

Best Regards,



David Wilder

Director of Product Engineering
Madix Store Fixtures

DESIGN DAY MECHANICALS INC

2/9/07

Bruce Ronayne Hamilton Architects
833 Turnpike Road
New Ipswich, NH 03071

Att: Randy Kangas
Re: Rite Aid #4122, Portland, ME

Randy,

The mechanical systems designed for the above referenced Rite Aid project meets or exceeds the requirement of the International Mechanical Code 2003.

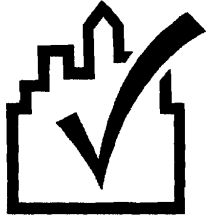
Respectfully,

DESIGN DAY MECHANICALS, INC.



Douglas C. Waitt

Cc: David E. Goddard, P.E., President, DDMI



COMcheck Software Version 3.3.1 Envelope Compliance Certificate

2003 IECC

Report Date: 02/09/07

Data filename: C:\Documents and Settings\Doug Waitt\Desktop\Rite Aid #4122 Portland, Me.cck

Section 1: Project Information

Project Title: Rite Aid Store #4122

Construction Site:

Washington and Allen Avenue
Portland, ME

Owner/Agent:

Rite Aid Corporation
PO Box 3165
Harrisburg, PA 17105
1-315-699-2360

Designer/Contractor:

Bruce Ronayne Architects
833 Turnpike Road
New Ipswich, NH 03071
1-603-878-4823

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Climate Zone: **15**
Heating Degree Days (base 65 degrees F): **7378**
Cooling Degree Days (base 65 degrees F): **268**
Project Type: **New Construction**
Vertical Glazing / Wall Area Pct.: **10%**

Building Type

Retail Sales, Wholesale Showroom

Floor Area

14674

Section 3: Requirements Checklist

Envelope PASSES: Design 33% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Metal Roof with Thermal Blocks	14674	0.0	22.0	0.044	0.053
Exterior Wall 1: CMU <=8" with Empty Cells, Furring: Metal	8912	0.0	22.0	0.041	0.075
Window 1: Metal Frame with Thermal Break:Double Pane, Clear, SHGC 0.60, PF 1.00	875	—	—	0.500	0.526
Door 1: Solid	48	—	—	0.100	0.122
Door 2: Overhead	48	—	—	0.125	0.122
Floor 1: Slab-On-Grade:Unheated, Vertical 4 ft.	491	—	8.0	—	—

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 5. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.
- 6. Cargo doors and loading dock doors are weather sealed.

- 7. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.
- 8. Building entrance doors have a vestibule and equipped with closing devices.
Exceptions:
 - Building entrances with revolving doors.
 - Doors that open directly from a space less than 3000 sq. ft. in area.
- 9. Vapor retarder installed.

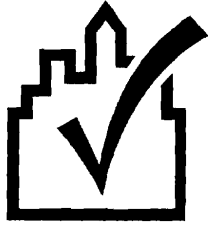
Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2003 IECC requirements in COMcheck Version 3.3.1 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title

Signature

Date



COMcheck Software Version 3.3.1

Mechanical Compliance Certificate

2003 IECC

Report Date: 02/09/07

Data filename: C:\Documents and Settings\Doug Waitt\Desktop\Rite Aid #4122 Portland, Me.cck

Section 1: Project Information

Project Title: Rite Aid Store #4122

Construction Site:

Washington and Allen Avenue
Portland, ME

Owner/Agent:

Rite Aid Corporation
PO Box 3165
Harrisburg, PA 17105
1-315-699-2360

Designer/Contractor:

Bruce Ronayne Architects
833 Turnpike Road
New Ipswich, NH 03071
1-603-878-4823

Section 2: General Information

Building Location (for weather data):	Portland, Maine
Climate Zone:	15
Heating Degree Days (base 65 degrees F):	7378
Cooling Degree Days (base 65 degrees F):	268
Project Type:	New Construction

Section 3: Mechanical Systems List

Quantity System Type & Description

- | | |
|---|---|
| 2 | HVAC System 1: Heating: Duct Furnace, Gas / Cooling: Rooftop Package Unit, Capacity >=90 - <135 kBtu/h, Air-Cooled Condenser / Single Zone |
| 1 | HVAC System 2: Heating: Duct Furnace, Gas / Cooling: Rooftop Package Unit, Capacity >=135 - <240 kBtu/h, Air-Cooled Condenser / Single Zone |
| 1 | HVAC System 3: Heating: Duct Furnace, Gas / Cooling: Rooftop Package Unit, Capacity >=65 - <90 kBtu/h, Air-Cooled Condenser / Single Zone |
| 3 | Storage Water Heater 1: Service Water Heater |

Section 4: Requirements Checklist

Requirements Specific To: HVAC System 1 :

- 1. Equipment minimum efficiency: Duct Furnace (Gas): 80% Ec
- 2. Equipment minimum efficiency: Rooftop Package Unit: 10.1 EER
- 3. Integrated air economizer required

Requirements Specific To: HVAC System 2 :

- 1. Equipment minimum efficiency: Duct Furnace (Gas): 80% Ec
- 2. Equipment minimum efficiency: Rooftop Package Unit: 9.5 EER
- 3. Integrated air economizer required

Requirements Specific To: HVAC System 3 :

- 1. Equipment minimum efficiency: Duct Furnace (Gas): 80% Ec
- 2. Equipment minimum efficiency: Rooftop Package Unit: 10.1 EER
- 3. Integrated air economizer required

Requirements Specific To: Storage Water Heater 1 :

- 1. Heat traps in inlet/outlet fittings

- 2. 1/2-in. insulation on 8 ft of inlet/outlet piping if no integral heat traps
- 3. No efficiency requirements for water heater with storage capacity less than 20 gallons.

Generic Requirements: Must be met by all systems to which the requirement is applicable:

- 1. Load calculations per 2001 ASHRAE Fundamentals
- 2. Plant equipment and system capacity no greater than needed to meet loads
 - Exception: Standby equipment automatically off when primary system is operating
 - Exception: Multiple units controlled to sequence operation as a function of load
- 3. Minimum one temperature control device per system
- 4. Minimum one humidity control device per installed humidification/dehumidification system
- 5. Thermostatic controls has 5 degrees F deadband
 - Exception: Thermostats requiring manual changeover between heating and cooling
- 6. Automatic Controls: Setback to 55 degrees F (heat) and 85 degrees F (cool); 7-day clock, 2-hour occupant override, 10-hour backup
 - Exception: Continuously operating zones
 - Exception: 2 kW demand or less, submit calculations
- 7. Automatic shut-off dampers on exhaust systems and supply systems with airflow >3,000 cfm
- 8. Outside-air source for ventilation; system capable of reducing OSA to required minimum
- 9. R-5 supply and return air duct insulation in unconditioned spaces R-8 supply and return air duct insulation outside the building R-8 insulation between ducts and the building exterior when ducts are part of a building assembly
 - Exception: Ducts located within equipment
 - Exception: Ducts with interior and exterior temperature difference not exceeding 15 degrees F.
- 10. Ducts sealed - longitudinal seams on rigid ducts; transverse seams on all ducts; UL 181A or 181B tapes and mastics
 - Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at static pressures less than 2 inches w.g. pressure classification
- 11. Mechanical fasteners and sealants used to connect ducts and air distribution equipment
- 12. Operation and maintenance manual provided to building owner
- 13. Balancing devices provided in accordance with IMC 603.15
- 14. Newly purchased service water heating equipment meets the efficiency requirements
- 15. Water heater temperature controls: 110 degrees F for dwelling units or 90 degrees F for other occupancies
- 16. Stair and elevator shaft vents are equipped with motorized dampers

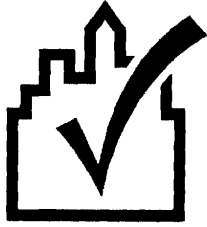
Section 5: Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2003 IECC requirements in COMcheck Version 3.3.1 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title

Signature

Date



COMcheck Software Version 3.3.1

Mechanical Requirements Description

2003 IECC

Report Date:

Data filename: C:\Documents and Settings\Doug Waitt\Desktop\Rite Aid #4122 Portland, Me.cck

The following list provides more detailed descriptions of the requirements in Section 4 of the Mechanical Compliance Certificate.

Requirements Specific To: HVAC System 1 :

1. The specified heating and/or cooling equipment is covered by the ASHRAE 90.1 Code and must meet the following minimum efficiency: Duct Furnace (Gas): 80% Ec
2. The specified heating and/or cooling equipment is covered by ASHRAE 90.1 Code and must meet the following minimum efficiency: Rooftop Package Unit: 10.1 EER
3. An integrated air economizer is required for individual cooling systems over 65 kBtu/h in the selected climate. An integrated economizer allows simultaneous operation of outdoor-air and mechanical cooling.

Requirements Specific To: HVAC System 2 :

1. The specified heating and/or cooling equipment is covered by the ASHRAE 90.1 Code and must meet the following minimum efficiency: Duct Furnace (Gas): 80% Ec
2. The specified heating and/or cooling equipment is covered by ASHRAE 90.1 Code and must meet the following minimum efficiency: Rooftop Package Unit: 9.5 EER
3. An integrated air economizer is required for individual cooling systems over 65 kBtu/h in the selected climate. An integrated economizer allows simultaneous operation of outdoor-air and mechanical cooling.

Requirements Specific To: HVAC System 3 :

1. The specified heating and/or cooling equipment is covered by the ASHRAE 90.1 Code and must meet the following minimum efficiency: Duct Furnace (Gas): 80% Ec
2. The specified heating and/or cooling equipment is covered by ASHRAE 90.1 Code and must meet the following minimum efficiency: Rooftop Package Unit: 10.1 EER
3. An integrated air economizer is required for individual cooling systems over 65 kBtu/h in the selected climate. An integrated economizer allows simultaneous operation of outdoor-air and mechanical cooling.

Requirements Specific To: Storage Water Heater 1 :

1. Heat traps are required on noncirculating water heating systems on both inlet and outlet connections. Heat traps may be purchased or field-fabricated by creating a loop or inverted U-shaped arrangement on the inlet and outlet pipes.
2. Pipe insulation for the specified noncirculating service hot water system is required for all piping in the following categories:a) the first 8 ft of outlet piping from any constant-temperature, noncirculating storage systemb) the inlet piping between the storage tank and a heat trap in a noncirculating storage systemPipe insulation must be at least 1/2 in. and have a conductivity no >0.28 Btu-in/(h-ft²-degrees F).
3. Service water heating equipment used solely for heating potable water, pool heaters, and hot water storage tanks must meet the following minimum efficiency: No efficiency requirements for water heater with storage capacity less than 20 gallons.

Generic Requirements: Must be met by all systems to which the requirement is applicable:

1. Design heating and cooling loads for the building must be determined using procedures in the ASHRAE Handbook of Fundamentals or an approved equivalent calculation procedure.
2. All equipment and systems must be sized to be no greater than needed to meet calculated loads. A single piece of equipment providing both heating and cooling must satisfy this provision for one function with the capacity for the other function as small as possible, within available equipment options.
 - Exception: The equipment and/or system capacity may be greater than calculated loads for standby purposes. Standby equipment must be automatically controlled to be off when the primary equipment and/or system is operating.
 - Exception: Multiple units of the same equipment type whose combined capacities exceed the calculated load are allowed if they are provided with controls to sequence operation of the units as the load increases or decreases.
3. Each heating or cooling system serving a single zone must have its own temperature control device.
4. Each humidification system must have its own humidity control device.

5. Thermostats controlling both heating and cooling must be capable of maintaining a 5 degrees F deadband (a range of temperature where no heating or cooling is provided).
 - Exception: Deadband capability is not required if the thermostat does not have automatic changeover capability between heating and cooling.
6. The system or zone control must be a programmable thermostat or other automatic control meeting the following criteria: a) capable of setting back temperature to 55 degrees F during heating and setting up to 85 degrees F during cooling b) capable of automatically setting back or shutting down systems during unoccupied hours using 7 different day schedules c) have an accessible 2-hour occupant override) have a battery back-up capable of maintaining programmed settings for at least 10 hours without power.
 - Exception: A setback or shutoff control is not required on thermostats that control systems serving areas that operate continuously.
 - Exception: A setback or shutoff control is not required on systems with total energy demand of 2 kW (6,826 Btu/h) or less.
7. Outdoor-air supply systems with design airflow rates >3,000 cfm of outdoor air and all exhaust systems must have dampers that are automatically closed while the equipment is not operating.
8. The system must supply outside ventilation air as required by Chapter 4 of the International Mechanical Code. If the ventilation system is designed to supply outdoor-air quantities exceeding minimum required levels, the system must be capable of reducing outdoor-air flow to the minimum required levels.
9. Air ducts must be insulated to the following levels: a) Supply and return air ducts for conditioned air located in unconditioned spaces (spaces neither heated nor cooled) must be insulated with a minimum of R-5. Unconditioned spaces include attics, crawl spaces, unheated basements, and unheated garages. b) Supply and return air ducts and plenums must be insulated to a minimum of R-8 when located outside the building. c) When ducts are located within exterior components (e.g., floors or roofs), minimum R-8 insulation is required only between the duct and the building exterior.
 - Exception: Duct insulation is not required on ducts located within equipment.
 - Exception: Duct insulation is not required when the design temperature difference between the interior and exterior of the duct or plenum does not exceed 15 degrees F.
10. All joints, longitudinal and transverse seams, and connections in ductwork must be securely sealed using weldments; mechanical fasteners with seals, gaskets, or mastics; mesh and mastic sealing systems; or tapes. Tapes and mastics must be listed and labeled in accordance with UL 181A or UL 181B.
 - Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at static pressures less than 2 inches w.g. pressure classification.
11. Mechanical fasteners and seals, mastics, or gaskets must be used when connecting ducts to fans and other air distribution equipment, including multiple-zone terminal units.
12. Operation and maintenance documentation must be provided to the owner that includes at least the following information: a) equipment capacity (input and output) and required maintenance actions b) equipment operation and maintenance manuals c) HVAC system control maintenance and calibration information, including wiring diagrams, schematics, and control sequence descriptions; desired or field-determined set points must be permanently recorded on control drawings, at control devices, or, for digital control systems, in programming comments d) complete narrative of how each system is intended to operate.
13. Each supply air outlet or diffuser and each zone terminal device (such as VAV or mixing box) must have its own balancing device. Acceptable balancing devices include adjustable dampers located within the ductwork, terminal devices, and supply air diffusers.
14. Service water heating equipment must meet minimum Federal efficiency requirements included in the National Appliance Energy Conservation Act and the Energy Policy Act of 1992, which meet or exceed ASHRAE 90.1 Code. New service water heating equipment can be assumed to meet these requirements.
15. Water-heating equipment must be provided with controls that allow the user to set the water temperature to 110 degrees F for dwelling units and 90 degrees F for other occupancies. Controls must limit output temperatures of lavatories in public facility restrooms to 110 degrees F.
16. Stair and elevator shaft vents must be equipped with motorized dampers capable of being automatically closed during normal building operation and interlocked to open as required by fire and smoke detection systems. All gravity outdoor air supply and exhaust hoods, vents, and ventilators must be equipped with motorized dampers that will automatically shut when the spaces served are not in use. Exceptions: - Gravity (non-motorized) dampers are acceptable in buildings less than three stories in height above grade. - Ventilation systems serving unconditioned spaces.

Preference-Eze

Available Sizes:

6'-6" wide roll, up to 50' in length
13'-2" wide roll, up to 50' in length

PRODUCT SPECIFICATIONS

	Standards/ Norms	Data	Data
Product Construction		Fiber	Cushion
Manufacturing Process	ISO 2424	Needle Felt	Chemically Blown
Surface Aspect	ISO 2424	Patterned	n/a
Pile Composition	N/A	Polypropylene	n/a
Backing Composition	ISO 2424		Sponge Rubber
Product Dimensions			
Pile Height (+/- 7.5%)	ISO 1766	0.2 in	n/a
Total Thickness (+/- 7.5%)	ISO 1765	0.47 in	3/8in
Surface Weight (+/- 7.5%)	ISO 8543	37 oz/ sq yd	n/a
Total Weight (+/- 7.5%)	ISO 8543	45 oz/ sq.yd.	8lb/sq yd.
Tile Size (+/- 0.2 %)	EN 994	18 in x 18 in	n/a

PERFORMANCE SPECIFICATIONS

Fiber			Cushion
Anti-static (walking test)	ISO 6356	Less than 2kV at 25%	X
Color fastness			
To Light	ISO 105 B02	6	
To Wet Rubbing	ISO 105 B01	4 - 5	
To Dry Rubbing	ISO 105 X12	4 - 5	
To Shampoo	BS1006	4 - 5	
Flammability - Meth Pill Test	ISO6925/ ASTM D2829	Pass	
Compression Deflection	X	X	@ 25%
Density			26lbs/cu ft. avg
Tensile			40lbs/sq. in. minimum
Elongation			Over 250%
ASTM D 1056-78			RO 11
ASTM 1056-98 Designation: Class A non oil-resistant			1A1

INSTALLATION

Floor area should be completely clean, dry, and free of foreign substances. Use a floor leveler as needed to ensure floor is smooth, even and without cracks. Tiles must be quarter turned when installing.

CLEANING & MAINTENANCE

Daily: Vacuum daily with a commercial grade vacuum cleaner that features a rotary power brush or beater bar. Mats release more soil when completely dry.

Periodic Maintenance: Clean carpet surface only as needed, depending on traffic levels and appearance. Use of a high-performance hot water extraction method that removes a minimum of 90% of the moisture. We **do not recommend** the use of a dry cleaner such as Host or Crystal Dry.

WARRANTY

Limited 5-Year Warranty. The Matworks Company, LLC. provides a limited, pro-rated warranty against excessive surface wear for a 5-year period from date of shipment. Excessive surface wear means that more than 50% loss of pile fiber weight measured before and after use. The Matworks will replace any defective material within the warranty period however, this obligation does not include transportation cost or the costs of installing any material that is replaced.

Sticks n' Stones

Available Sizes: 19.5" x 19.5" tile
6'-6" wide roll, up to 50' in length
13'-2" wide roll, up to 50' in length

PRODUCT SPECIFICATIONS

	Standards/ Norms	Bitumen Backing	Tac Fast Backing
Product Construction			
Manufacturing Process	ISO 2424	Needle Felt	Needle Felt
Surface Aspect	ISO 2424	Patterned	Patterned
Pile Composition	N/A	Polypropylene	Polypropylene
Backing Composition	ISO 2424	Bitumen	Rubber Crumb
Product Dimensions			
Pile Height (+/- 7.5%)	ISO 1766	0.16 in	0.16 in
Total Thickness (+/- 7.5%)	ISO 1765	0.51 in	0.51 in
Surface Weight (+/- 7.5%)	ISO 8543	63 oz /sq yd	63 oz /sq yd
Total Weight (+/- 7.5%)	ISO 8543	153 oz / sq yd	153 oz / sq yd
Tile Size (+/- 0.2 %)	EN 994	19.5 in x 19.5 in	19.5 in x 19.5 in

PERFORMANCE SPECIFICATIONS

Anti-static (walking test)	ISO 6356	< 2 kV at 25% RH	< 2 kV at 25% RH
Color fastness			
To Light	ISO 105 B02	6	6
To Wet Rubbing	ISO 105 B01	4 - 5	4 - 5
To Dry Rubbing	ISO 105 X12	4 - 5	4 - 5
To Shampoo	BS1006	4 - 5	4 - 5
Flammability - Meth Pill Test	ISO6925/ ASTM D2829	Pass	Pass
Coefficient of Friction Wet	ASTM C1028		
Coefficient of Friction Dry	ASTM C1028		

INSTALLATION

Floor area should be completely clean, dry, and free of foreign substances. Use a floor leveler as needed to ensure floor is smooth, even and without cracks. Tiles must be quarter turned when installing.

CLEANING & MAINTENANCE

Daily: Vacuum daily with a commercial grade vacuum cleaner that features a rotary power brush or beater bar. Mats release more soil when completely dry.

Periodic Maintenance: Clean carpet surface only as needed, depending on traffic levels and appearance. Use of a high-performance hot water extraction method that removes a minimum of 90% of the moisture or the use of a dry cleaner such as Host or Crystal Dry is recommended.

WARRANTY

Limited 5-Year Warranty. The Matworks Company, LLC. provides a limited, pro-rated warranty against excessive surface wear for a 5-year period from date of shipment. Excessive surface wear means that more than 50% loss of pile fiber weight measured before and after use. The Matworks will replace any defective material within the warranty period however, this obligation does not include transportation cost or the costs of installing any material that is replaced.

TEST REPORT

CLIENT:	Collins & Aikman Floorcoverings PO Box 1447 Dalton GA 30722	REPORT NUMBER:	29105A
		LAB TEST NUMBER:	1563-0456
		DATE:	December 9, 2004
		RT:	6796

SUBJECT: The sample was submitted and identified by the client as listed below.

TEST PROCEDURE: RADIANT PANEL FLAMMABILITY TEST

Specimens of the sample were tested for critical radiant flux in accordance with ASTM Test Method E-648, NFPA 253 and FTM Standard 372. The value reported is the average of three specimens, reported as Critical Radiant Flux in units of watts per centimeter squared (W/cm²).

Mounting Board: Astone Fabricators Inc. (AFI) Tunnel Board Z Calcium Silicate Board
Adhesive: Direct glue down.
Conditioning: Minimum 96 hrs @ 70°F 50% RH
Mounting: Carpet adhered directly to board.
NFPA: Class I = 0.45 W/cm² or higher
 Class II = 0.22 - 0.44 W/cm²

TEST RESULTS:

<u>Sample Identification</u>	<u>Average Critical Radiant Flux</u>	<u>Standard Deviation</u>	<u>Coefficient of Variation</u>
ID: 2400 Steadfast Backing: RS Er3 Modular Tile	0.53	0.07	12.5 %

DETAIL ON TEST DATA:

<u>Specimen</u>	<u>Time</u>	<u>Distance</u>	<u>Critical Radiant Flux</u>
#1	56.4 min	39.3 cm	0.52
#2	27.2 min	35.0 cm	0.60
#3	51.3 min	42.6 cm	0.47
AVERAGE CRITICAL RADIANT FLUX:			0.53

CONCLUSION: The sample tested meets or exceeds the requirements for NFPA Class I.

Testing Services, Inc.

 Eric Miles, President

The Matworks
 11900 Old Baltimore Pike • Beltsville, MD 20705
 (301) 323-5179 • FAX (301) 595-0740
 WASH (301) 535-4604 • BALT (410) 792-2733

OUR LETTERS AND REPORTS APPLY ONLY TO THE SAMPLE TESTED AND ARE NOT NECESSARILY INDICATIVE OF THE QUALITIES OF APPARENTLY IDENTICAL OR SIMILAR PRODUCTS. THESE LETTERS AND REPORTS ARE FOR THE USE ONLY OF THE CLIENT TO WHOM THEY ARE ADDRESSED AND THEIR COMMUNICATION TO ANY OTHERS OR THE USE OF THE NAME TESTING SERVICES, Inc. MUST RECEIVE OUR PRIOR WRITTEN APPROVAL. THE REPORTS AND LETTERS, AND OUR NAME, OUR SEALS, OR OUR INSIGNIA ARE NOT UNDER ANY CIRCUMSTANCES TO BE USED IN ADVERTISING TO THE GENERAL PUBLIC.

VISIT OUR WEBSITE AT www.tsioldalton.com



TESTING SERVICES, INC.
 817 SHOWALTER AVE. • P.O. BOX 2041
 DALTON, GEORGIA 30722 2041
 PHONE: (706) 226-1400 • FAX: (706) 225-6118

TEST REPORT

CLIENT: Collins & Aikman Floorcoverings PO Box 1447 Dalton GA 30722	REPORT NUMBER: 29105 LAB TEST NUMBER: 1563-0456 DATE: December 9, 2004 RT#: 6796
--	---

SUBJECT: The sample was submitted and identified by the client as listed below.

TEST METHOD: ASTM D 2859, *Standard Test Method for Flammability of Finished Textile Floor Covering Materials* as directed in Federal Document DOC FF 1-70.

TEST RESULTS:

SAMPLE IDENTIFICATION	Specimen Number	Uncharred Area
ID: 2400 Steadfast Backing: RS Er3 Modular Tile	01	3+ in.
	02	3+ in.
	03	3+ in.
	04	3+ in.
	05	3+ in.
	06	3+ in.
	07	3+ in.
	08	3+ in.

Summary: 0 Failures / 8 Passes
Overall Result: Sample Passed Pill Flammability Testing

Testing Services, Inc.


 Erle Miles, President

The Matworks.

11500 Old Baltimore Pike • Beltsville, MD 20705
 (800) 623-6176 • FAX: (201) 695-0740
 WASH (301) 505-4604 • BALT (410) 792-2733

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TEST REPORT

CLIENT: Collins & Aikman Floorcoverings
 PO Box 1447
 Dalton GA 30722

REPORT NUMBER: 29105R

LAB TEST NUMBER: 1563-0456
RT#: 6796
DATE: December 9, 2004

SAMPLE ID: 2400 Stendfast
Backing: RS Er3 Modular Tile

TEST PROCEDURE: ASTM E 662, *Test Method for Specific Optical Density of Smoke Generated by Solid Materials*, also complies with NFPA 258.

OPERATING CONDITIONS:

Radiometer Output: 8.1 MV
 Furnace Voltage: 117 V
 Pressure: Positive Under Three Inches of Water
 Irradiance: 2.5 watts/cm.²
 Burner Fuel: Propane

TEST DATA:

Specimen Number:	FLAMING			NON-FLAMING		
	1	2	3	1	2	3
Time to Attain TM (Minutes)	4.9	5.1	5.0	20.1	11.9	14.4
Specific Optical Density (Ds) at 1.5 min.	2	1	0	4	3	3
Specific Optical Density (Ds) at 4.0 min.	231	218	200	88	82	88
Maximum Specific Optical Density (D _M)	260	257	227	452	463	466
Clear Beam (DC)	35	35	31	13	15	18
DMC (Corrected D _M)	225	222	196	439	448	448

TEST RESULTS:

	FLAMING	NON-FLAMING
Average D _s 1.5 Min.	1	3
Average D _s 4.0 Min.	216	86
Average D _M	248	460
Average D _M (Corrected)	214	445

Testing Services, Inc.


 Erle Miles, President

The Matworks

11900 Corporate Center Drive • Dalton, GA 30705
 706-875-4444 • FAX 706-875-7449
 WASH DC Office • 202-462-7733

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VISIT OUR WEBSITE AT www.tsiordalton.com

Randy Kangas

From: Randy Kangas
Sent: Wednesday, September 05, 2007 7:04 AM
To: 'Donna Martin'
Subject: FW: Rite Aid Portland -- Permit & Certificate of Occupancy

Attachments: Sticks n' Stone- Spec Sheet.xls; steadfast fire1.pdf; steadfast fire2.pdf; steadfast fire3.pdf; Preference Eze - Spec Sheet.xls; compliance-report.pdf; IMC2003 compliance letter dcw 07-0209.pdf; RMI.pdf; IMC2003 compliance letter deg 07-0209.pdf



Sticks n' Stone- Spec Sheet.xls...re1.pdf (455 K) steadfast fire2.pdf (454 K) steadfast fire3.pdf (541 K) Preference Eze Spec Sheet.xls...rt.pdf (130 KB) compliance letter dcw 07-0209.pdf (393 KB) IMC2003 compliance letter deg 07-0209.pdf

Hi

Donna,

Back in February of this year I had sent original copies of all of the attached documents to you for the Plan Examiner Mike Nugent's use. Would you have kept copies of these documents?

Mike has asked that we provide "City Hall" with copies if we haven't already. Please verify if you have these on file or were they only forwarded to Mike? We need to have this verified in order to obtain the C.O.

I've attached copies of all requested documents that Mike had listed on his Building Permit as items pending to him which we sent to you on the following dates for his use:

2/14/07: Comcheck Envelop Compliance Certificate, Letters of compliance (Doug Waitt and David Goddard)

2/21/07: Letter from Madix Store Fixtures

2/23/07: Envelope Compliance Certificate

2/28/07: Carpet Test Reports

I can send additional copies out to you today if you don't have copies of these for City Hall records (other than the originals that Mike received in February). Thanks!

Randy Kangas, Associate
Bruce Ronayne Hamilton Architects, Inc.
833 Turnpike Road
P.O. Box 104
New Ipswich, NH 03071
rkangas@brharch.com
PH: (603) 878-4823
Ext: 410
Fax: (603) 878-4834

URL: www.brharch.com

-----Original Message-----

From: Randy Kangas
Sent: Tuesday, September 04, 2007 5:34 PM
To: 'Matthew Howland'
Cc: Gary R Antos; Rocco Paone; Debra Alibrandi; 'mjn@portlandmaine.gov'; Bruce Hamilton, AIA, NCARB
Subject: RE: Rite Aid Portland -- Permit & Certificate of Occupancy

Hi Matt,

Mike Nugent had requested information during his review of the plans. All of the items he listed as Conditions were provided at about the same time he issued the Permit. So yes, the City did receive all of this information back in mid to late February. I've attached all of these for your use in case you should need them.

Info requested:

1. Carpeting Info (attached).
2. Certified Comcheck Report (attached).
3. Steel Storage Rack Compliance (attached RMI.pdf file).

Mike:

I'm CC'g you on this Correspondence. You should have all of the attached files. Original copies were also sent to you as well via City Hall.

Randy Kangas, Associate
Bruce Ronayne Hamilton Architects, Inc.
833 Turnpike Road
P.O. Box 104
New Ipswich, NH 03071
rkangas@brharch.com
PH: (603) 878-4823
Ext: 410
Fax: (603) 878-4834

URL: www.brharch.com

-----Original Message-----

From: Matthew Howland [mailto:MHowland@gmca.com]
Sent: Tuesday, September 04, 2007 5:10 PM
To: Randy Kangas
Cc: Gary R Antos; Rocco Paone; Debra Alibrandi
Subject: Rite Aid Portland -- Permit & Certificate of Occupancy

Randy,

When the building permit was issued, there were three conditions attached to it. I was just talking to the inspections department about the certificate of occupancy and they were unsure as to whether these conditions had been addressed. I attached the permit page showing the conditions for your reference. Do you know if there are any outstanding issues with the building permit conditions?

Thanks,

Matthew Howland
Project Manager
G.M. Crisalli & Associates
Phone: 315.454.0000
Cell: 315.380.1412
Fax: 315.454.4622

All billing inquires may be directed to the Accounts Payable Department between the hours of 2:30 pm - 4:30 pm Monday - Friday.

-----Original Message-----

From: gmcadmin@gmca.com [mailto:gmcadmin@gmca.com]
Sent: Tuesday, September 04, 2007 2:01 PM
To: Matthew Howland
Subject: scanned image from GMCA



Scott Simons Architects

75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

TRANSMITTAL

date: 11/19/2007
project: WAYNFLETE ARTS CENTER - PHASE II: 2003-0040
subject:

to: Jeanie Bourke
City of Portland Inspection Svcs.
389 Congress St.
Portland, ME 04101

phone: (207) 874-8700
fax: (207) 874-8716

transmitted:	Quantity	Dated	Description
	1	November 08, 2007	Bulletin 06 Substitution at Stair Seven
	1	November 08, 2007	CSK-05
	1	November 14, 2007	Bulletin 08 Modifications at west wall of LS Gym [121]
	1	November 14, 2007	CSK-07

via: Mail Courier Overnight Fax: _____ pages (including this sheet)
 By Hand Email Other Mike Nugent

remarks:

Please hold for, or forward to, Michael Nugent. Thanks.

NOV 19 2007



Scott Simons Architects

75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

BULLETIN

bulletin number: 06
issuance date: November 08, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO (2003-0040)
owner: Waynflete School
360 Spring Steet
Portland, Maine 04102
contract dated: October 1, 2007
to: David Cimino
(contractor) Stroudwater Construction
96 Ocean Street
South Portland, Maine 04106

distribution: Owner Contractor Structural Mechanical
 Architect Civil Electrical Other _

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS (ASI)	The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the work as consistent with the Contract Documents and return a copy to the Architect within five (5) Working Days.
--	--

Description: In Tech Room [202] at Second Floor, delete alternating tread Staircase Seven [ST7] Substitute metal framed staircase of steel grate treads, steel channel stringers, 1 1/2" od pipe rail handrails and verticals with infill panels of 2" by 2" welded wire mesh.

Attachments: SK-5 Stair Seven Revisions

Issued by: Austin Smith
Architect: Scott Simons Architects
Date: November 08, 2007

Accepted by: _____
Contractor: Stroudwater Construction
Date: _____